DESIGN AND ACCESS STATEMENT



Erection of Rear Extension to
1a Main Street, Thornton
March 2011 ~ Rev 3

The Martin Design Partnership
ARCHITECTURAL DESIGN & CONSULTANCY | PROJECT MANAGERS | CDM-COORDINATORS

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Introduction

The purpose of this statement is to set out the context for, and to explain the design principles behind, a proposal to erect a two storey rear extension, including internal alterations to 1a Main Street, Thornton, Leicestershire.

The Planning and Compulsory Purchase Act (2004) (Section 42) requires a design and access statement to accompany applications within Conservation Areas.

This statement is based on the frameworks set out in **PPS1 (2005)**, where design is considered to be an important theme within the planning system; and the **DETR & CABE** publication **By Design (2000)**.

It is important to note that the DCLG **Circular 01/06 Guidance on Changes to the Development Control System** explains that the request for the access component of the statement relates only to access to the development and not to the internal aspects of individual buildings.

This Design and Access Statement assesses the context of the site, relevant planning policy and planning history. The constraints and opportunities for the site have been identified in order to generate design principles, as a basis for assessing the proposal.

The evaluation part of the statement is undertaken using seven headings: use; amount; layout; scale; appearance; landscaping; and access.

Location

The site is located at the edge of the village known as Thornton behind at street facing property. The existing dwelling is accessed off Main Street via a private driveway. The application site is not located within the Conservation Area, but is in close proximity to open countryside.

The application site is located to the West of the City of Leicester and North East of Hinckley.

Local Built Character

The site forms part of the original farm buildings, which were converted in late 1990's. The application site blends into the village and has dwellings on one side, directly in front of and opposite. The surroundings properties are mixed in appearance, design and height; however the base material is appears to be facing brickwork, with slate roofs over.

Directly to the rear, the remainder of the original barns are still evident and form a back drop to the existing amenity area. (*This barn has been integral to the design process*)

Most properties have narrow frontages and often incorporate large annexes either to the side or rear. Buildings typically abut the highway although the village has under gone significant back-land development, including that of the application site and the adjacent bungalow.

(The site and adjacent building have been inspected and are not considered Heritage Assets)

Site Description

The application site incorporates a 2 storey barn conversion with a single storey garage and Kitchen area known as 1a Main Street. The application site is approximately 189.5sq.m and incorporates a traditional terrace format garden to the front and rear.

The house occupies the majority of the plot width. It is openly rural vernacular in appearance, with standard design features to window heads, cills and corners. The majority of the building is imperial sized brickwork, with a slate roof covering. It has a level ridgeline, with a significant step down to the garage area.

Adjacent to the western elevation of the dwelling, there is a detached brick dwelling which faces the length of the front boundary on this side. A number of overlooking windows are evident; however the majority

appear non habitable and are irrelevant as they are not affected by this application.

The property adjoining the application site is of a much later design and is unsympathetic to the application site. This property will not be affected by the proposal.

Land to the rear of the dwelling is largely laid to grass, punctuated by a small path. The rear is dominated by the remains of the original barn range. (This building provides a dominated aspect of the proposed design features.)

Ground Levels

The existing ground levels fall away from the existing property and create a natural stop gradient for further extensions or development beyond that included within this application.

These levels changes also protect the visual amenity from neighboring properties and open countryside.

Social Context

It is important to assess the affect that any development proposal will have on people in the locality and the formulation of the scheme has considered carefully the need to ensure that there is no adverse affect in terms of residential amenity or the character and appearance of the area.

The scheme formulated demonstrates that the occupiers of the nearby properties would not be adversely affected in terms of overlooking, loss of light or by the creation of any overbearing affect.

Economic Context

It is considered that whilst the development proposed is residential (as opposed to an employment generating commercial scheme), it will make a valuable contribution to the economy in terms of employment of skilled and unskilled workers from the local area and the supply of locally sourced materials.

National Planning Policy
Planning Policy Statement 1: Delivering Sustainable Development (February 2005) sets out the overarching planning policies necessary to deliver sustainable development through the planning system. PPS1 makes it quite clear that sustainable development is the core principle underpinning planning (para. 3).

The design of buildings and extension can have a significant effect on the character and quality of an area. Good design should contribute positively towards making better places for people and improve the character and quality of an area

The design of new developments should optimize the potential of the site, whilst providing a visually attractive development that creates a safe and accessible environment (para. 36).

PPS 3: Housing (2006)
Developments should be attractive, safe, accessible, functional, inclusive, have their own distinct identity and maintain and improve the local character (para. 14).

PPS5 Planning for the Historic Environment (March2010) - reference is made to the new version of this PPS on the assumption that the application site is NOT regarded as a heritage asset and is NOT located in a conservation area.

The East Midlands Regional Plan (RSS 8: Regional Spatial Strategy for the East Midlands) (adopted March 2009)

- Policy 2: Promoting Better Design.

Development Plan Policies Considered

BE1 Siting and Design (The proposal follows the principles accepted by the Local Authority in application 10/00239 and has been moved t the rear of the property, thus protecting the visual impact from the rear of the property. Furthermore we have ensured any interesting features remain visual.)

NE5 Protection of the Countryside (Refer to the above and the submitted proposal)

T5 Parking and Highways Considerations (This application does not affect the parking as accepted by the LPA under approved application 10/00239/FUL)

SPD House Design – Refer to proposals

Planning History

This site has the following known planning history.

90/01222/4 Conversion of Barn
- Approved

91/00861/4 Conversion of barn to created one dwelling.
- Approved

91/01116/4 Erection of garage
- Approved

09/00731/FUL Erection of Conservatory
- Refused

10/00239/FUL Extensions and Alterations
- Approved.

Application 10/00239 has been fundamental in directing this proposal; including the Delegated report prepared by Eleanor Shaw on the 20th May 2010.

Design Constraints & Opportunities

Constraints

- Village location.
- open countryside
- Windows on adjacent property overlook the site.
- Protecting the rear façade of the property.
- Planning Officers previous comments.
- Adjacent properties dormer window.
- Simplistic nature of the existing barn.
- Principles laid down by previous applications.

Opportunities

- Opportunity to enhance the existing property, thus providing a sustainable and energy efficient building.
- Improve the character of the building.
- Opportunity to enhance the use of site.
- Opportunity to create an attractive building, reflecting its village location.
- No affect to the current street scene.

Design Principles

- To enhance the use of this site.
- To create an extension that protects and enhances the character of the area.
- To create a legible building layout.
- To ensure residential amenity is protected for all properties.
- To provide sufficient storage within the site.

Pre-Application Discussions

No pre-application discussions have taken place; however due regard has been given to the details of the 2009 refusal and the latest delegated report as prepared by Hinckley and Bosworth as part of application 10/00239/FUL.

This full planning application seeks the approval of a 1 ½ storey rear extension, which extends the principles approved under an earlier application.

The submitted scheme indicates that the footprint of the proposed extension is commensurate with that of the approved ground floor area; including the terrace and the proposed indicative layout.

The proposed extension has a traditional roof line which is protected from general view by the existing building and changing ground levels and the distance form any particular footpath. Furthermore the mixture of render and timber cladding will to reduce the overall mass and improve the architectural interests on the façade. The existing brick detailing will be protecting by the extension and will prevent a natural stop on further development to the current site.

It was intended to create the impression of a coherent rear extension by implication of the design, which is minimalistic, subservient in scale and will not compete with the existing barn.

We feel the final design solution adds to the visual appearance of the building, whilst protecting the Street scene, Open Countryside and providing additional modern living accommodation.

The layout of the design has been carefully considered to ensure the neighboring properties are protected through the positioning of all windows.

The only windows facing the adjacent property are above 1.7m or below 1.2m thus preventing over-looking. (Should overlooking occur its only direct view is that of a blank gable which extends 5.96m from the rear of the existing property)

Use

The site is considered as part of the Thornton village; however questions have been raised over the positioning of the village boundary.

The proposal would not intrude into open countryside and due to the existing screening around the site, particularly from the North-West, it would not have an adverse impact upon the open appearance of the area.

The more efficient use of this site and the design proposed should be considered acceptable in accordance with **PPS 1**, **PPS 3**, **PPS 7.**

Amount

The proposal is considered to be in keeping with its surroundings and no injury to residential amenity or to the character and appearance of the area would result.

Layout

The proposed layout provides a legible, 'modernistic' interpretation on a traditional development. This positions the extension to the rear of the building in area already partially developed, with circulation space at the side / rear and private amenity space to the rear unaffected.
The new extension relates well to the footprint of the existing building, maintaining the overall street scene and following the pattern set by the existing dwelling. The layout proposed ensures that the light to the side windows of the adjacent properties are not affected by this proposal. The scheme shows most windows to be located above or below standard viewing height, thus protecting the amenity of all surrounding properties.

The proposal can therefore create a legible layout that protects the character and appearance of the building and conservation Area.

Scale

The scheme proposes an increase in scale when compared to the existing, however, when compared with the existing building at large, the footprint and floor space alteration is very slight. It is considered that this increase in scale is more than made up for by the improved appearance of the dwelling when compared with the existing building and that overall, the increased scale would have a minimal impact on the site and its surroundings.

Overall, the scale of the proposal would not be at odds with the character of the surrounding properties and the proposal thus complies with **Policy 2** of RSS 8 and other general polices.

Appearance

The proposed scheme design is sympathetic with the appearance of the adjacent buildings and area. The building would be faced with clean colored render and timber cladding which would have been found on many agricultural buildings.
The window openings proposed reflect the local vernacular and the roof line of the extension maintains a subservient portion to that of the main dwelling.

The scheme design also includes more modern elements, such as the glazed feature doors, which enables a functional and attractive extension, whilst drawing on its immediate surroundings. We have also including a partial glazed link, thus ensuring the proposal can be read in its own right.

The scheme would have no adverse impact on the setting of the countryside.

Landscaping

The sitting of the extension enables the retention of the majority of the established landscaping. It is only the creation of a new terrace that impacts upon existing vegetation and terrace, through the implementation of the new rear doors.

Additional planting would enhance the natural appearance of the site, but is not critical and if required would be expected to be the subject of a condition requiring implementation and maintenance.

Hard-standing will be maintained at current levels.

Overall, the landscaping of the proposal would be in keeping with the character and appearance of the surrounding area in compliance with **Policy 2** of RSS 8.

Access

There is an existing access to the site via a driveway leading off Main Street. This access is to be retained and unaltered.

The scheme would not affect highway safety.

Conclusion

This proposal is seeking full planning permission for the erection of a single and half storey extension to the rear to form bedroom accommodation and an occasional room.

Integration of French doors into the rear of the proposed extension to ensure the building benefits from the amenity space.

The scheme has been designed to be in keeping with its surroundings and it would protect the amenity of adjoining dwellings. This proposal would enhance the use of the site, and improve its overall visual quality.

The scheme has been carefully consdiered following reflection with the LPA requirements and previous LPA reports.

The proposal generally accords with all relevant national planning and Development Plan policies and it is accordingly it is considered that it should be granted approval.

March 2011.
Compiled by S Moore (Partner)