DESIGN & ACCESS STATEMENT

For proposed conversion of

47 Station Road Stoke Golding

in to a dwelling



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Site Assessment

The applicant seeks to gain planning approval to convert a former gardening society meeting room and store and more latterly a workshop and store used by the applicant who resides in number 45. The proposal resites the current parking spaces plus the provision of an additional space and stores to the bottom of 45's garden.

Stoke Golding is a much sort after village to live in. Recently only very large houses have been built creating a demand for smaller houses. The applicant has recognised that the outbuilding is being underused and therefore provides an opportunity to provide a small dwelling.

Access to the property and the proposed car parking is directly off Station Road being one of four roads that access the village.

In recent times shops in the village have closed but a Post Office and newsagent remain. Additional housing will increase the sustainability of these and indeed other facilities.

The proposed new dwelling provides a small home in a much sort after location on land in extremely short supply.

During the development of the planning application an approach has been made to the local authorities planning department. Their observations and comments have been considered and addressed in the application submitted.

Neighbours to the site have been approached for their comments and these comments have been addressed in the application submitted.

The layout and proposed works to create the new dwelling have respected the existing building and its neighbours. With the exception of the rear southerly elevation there are no proposed alteration works to other elevation.

Use

The proposed scheme provides a small house in a building currently underused.

The proposal follows the principle of higher density for residential developments as set in various PPG's.

Being one additional house to the housing stock of Stoke Golding will not cause on its own the over subscription of local facilities.

It is understood that there is a planning policy which requires that for each dwelling provided in the village the planning applicant is required to make a financial contribution towards the upkeep of local amenity areas. The applicant is willing to comply with this policy requirement.

Primary junior and middle schools are within walking distance of the property. Facilities for social gatherings together with Religious meeting places and a doctor's surgery are also within walking distance.

Being a village it is accepted that a full range of shops are not available however there is a bus service to the nearest town Hinckley where a full range of shops are available.

Amount

The existing building has amenity spaces around it and whilst the area is small it is considered adequate for the small dwelling.

The proposal takes advantage of the open southerly aspect from the rear of the property and will not impose any greater over looking or over shadowing than currently exists.

The generation of additional traffic by the proposal is extremely small and would have little significant adverse affect on traffic.

Layout

The proposal is to retain, convert and provide a small extension to an existing building.

The footprint is increased by 5.3% as a consequence of the extension and being at the rear of the property will not be seen from Station Road. The extension provides additional floor area to the living space at ground floor level.

Internally the proposal is to remove the existing mezzanine floor replacing it with a new mezzanine at the other end of the building and using this space as a sleeping gallery together with a shower room.

At ground floor under the mezzanine, a kitchen is to be provided along with a WC/cloaks and storage cupboards. A standard stair with open balustrade will connect ground and first floor.

At first floor an open balustrade is to be provided along the open edge of the mezzanine floor to enable views from the mezzanine through the feature gable and south across open countryside. By keeping walls and partitions open or reducing there overall height it will give an openness to the living space.

Externally hard paving will be prominent to the rear of the property providing a pleasant sitting area requiring minimum of maintenance. From the raised terrace, 250mm above general ground level, there are southerly views across open countryside.

A car parking space and secure external storage is to be provided to the east end (bottom)of the garden of number 45. In providing this space the existing car parking arrangement for number 45 is to be resited to provide a single parking area. The car spaces will be two minutes walk from the dwellings. Some external storage is to be provided for the use of 45 along with a hard standing area.

The resiting of the car parking ties more strongly the amenity garden area of number 45 to the house and can be more adequately screened for privacy.

Scale

The proposal does not alter or affect the scale of the existing building. The provision of the rear glazed extension in a feature bay will not dominate or take up a large area of amenity space. When the project is implemented it will be difficult to determine that the building has become a dwelling. Only the relocation of the car parking spaces and maintenance work and redecoration will be noticed.

Landscape

Rear garden amenity area of 44square metres is to be provided. This space will provide adequate area for the storage of refuse bins and an adequate outdoor sitting and relaxing raised terrace. There are some small areas that can be planted.

The southern boundary to open fields is defined by sheep mesh wire netting. These southerly views and openness make up for the reduced amenity area. The side boundaries will be defined by a 1.8M high timber screen fence providing visual privacy to neighbours.

Access to the rear of the converted building will be provided via a high gate sited between 45 and 47.

Gates fences walls and lighting will be provided following the principles of Secure by Design.

Following the resiting of car parking the opportunity to replant the garden of number 45 will be available. Privacy hedging with shrubs will be provided along the boundary lines particularly those to Station Road.

Street lighting will illuminate the car parking area.

Appearance

With the exception of the feature extension the building will not be changed. It is intended to retain the existing metal windows refurbish and redecorate them. A secondary glazing system set to the internal face of walls is proposed.

The feature frame specification is yet to be determined but will be manufactured from either wood or aluminium section. The feature glazed gable whilst enabling views from within the building will also permit solar gain as well as heat loss. A careful balance needs to be struck on the specification and the experience of others will be sort.

The construction specification will include the retiling of the roof, the provision of a dpc and dpm and the dry lining of the entire structure to achieve the highest thermal insulation performance practically possible.

Access

The main point of public access to the property will be through the existing entrance door in the Station Road elevation.

Access to the rear of the property externally is via a side gate set between numbers 45 and 47.

From within the property access will be provided from either the existing door in the east elevation (facing number 45) or the French doors to be provided in the new feature gable.

Generally levels of paths are flat or graded to permit surface water run off. The raised terrace exists and will be modified to suit the proposals.

Refuse bins can be stored in the side passage and put out in front of the property at times of collection in positions which would not obstruct pedestrian's cyclists or motor vehicles.

ECOLOGY STATEMENT

A visual inspection of the proposed building to be converted has been undertaken and no evidence of access or roosting of bats or birds is evident.

The applicant who has lived adjacent to the site for many years has never seen or been aware of bats or birds in the building.

Newts have not been seen in the vicinity of the building.

If during the building work the contractor encounters bats birds or other animals works should be suspended whilst suitable advice is obtained and a course of action determined.