

Job Ref. **200801**
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Date: **October 2020**

DESIGN & ACCESS STATEMENT

To accompany a planning application for a

GROUND & FIRST FLOOR EXTENSION

To No.2 Millfield Gardens, Crowland PE6 0HB

1.0 Introduction

- 1.1 No.2 Millfield Gardens is a two storey semi-detached house located on the east side of Crowland.
- 1.2 The building is of brick construction, over-clad on pre-fabricated construction. Windows are modern replacement double glazed uPVC. The main roof is pitched in concrete tiles. The flat roof to the infill is asphalt. The garage roof is in corrugated sheet material (likely to be asbestos based).
- 1.3 There is a single storey, flat-roofed infill extension, set at an angle to the main house and linking the garage to the house. This extension is a single skin construction, clad in plastic weatherboarding.
- 1.4 The existing accommodation is comprised of:
 - Kitchen and small dining area
 - Sitting Room
 - Hall & WC
 - 2 small double bedrooms
 - 1 small single bedroom
 - 1 small bathroom
 - Single Garage
- 1.5 The house is set back from the road in a triangular shaped plot, with a small (enclosed) rear garden and good sized front garden. There is ample off-street parking for up to 4 cars.
- 1.6 The pairs of semi-detached houses on Millfield Gardens (and the adjacent Church Lane) are set apart from one another, giving generous 'air-space' between.
- 1.7 Reference to be made to the following drawings:
 - 200801-P01
 - 200801-P02

2.0 Statement of Significance

- 2.1 The house is not in a conservation area.
- 2.2 The house is not Listed and is not of particular architectural merit.
- 2.3 The site is not in the curtilage or setting of any Listed buildings.
- 2.4 As the site is not affected by any sensitive external considerations, there has been no prior engagement with the Local Authority (Pre-app enquiry).

3.0 The Proposal

- 3.1 No.2 Millfield Gardens is a family home to Mr.Beeken and Ms.Capper and their 3 young children.
- 3.2 The current accommodation is not suitable for the family and they need further bedroom and living space.
- 3.3 The proposal is to remove the single garage and the ground floor infill extension and replace it with a new extension.
- 3.4 The extension will provide the following accommodation
- Family Room onto the rear garden
 - Back door and Boot Room with WC and space for a shower
 - Utility Room
 - Storage space
 - 2 bedrooms (1 with en-suite shower room)
- The small single bedroom will serve as a dressing room to the new master bedroom.
- 3.5 The extension is set away from the neighbour's garage to provide separate (external) access to the rear garden.

4.0 Design

- 4.1 The existing house is a mid-20th century ex-Council House. The design aesthetic follows the character, proportion and materiality of the existing.
- 4.2 The design has been developed to be respectful to the existing character and scale of the rear the property and the neighbouring properties.

5.0 Scale (Refer also to the Schedule of Areas on drawing P02)

- 5.1 The existing footprint of the house is 92m² and occupies 21% of the 440m² plot.
- 5.2 The overall footprint of the proposal will increase to 101m², occupying 23% of the plot, a mere 2% addition.
- 5.3 The existing floor area (GIA or Gross Internal Area) is 141m² and the proposed will be 182m². This is a 29% increase in the total GIA.

- 5.4 The two storey extension will be set back marginally from the front elevation of the existing wing and the resulting break-line in the roof will reduce the impact of the expanse of roof, when viewed from the street side.
- 5.5 The first floor additional GIA of 32m² does increase the existing first floor by 65% but the overall 29% increase in area of the proposed development is relatively small. The plot is large enough to accommodate the scale of extension without being overbearing on the street scene or when viewed from neighbouring properties.

6.0 Landscaping

- 6.1 No changes are proposed to the landscaping

7.0 Appearance

- 7.1 The palette of materials has been limited so as not to cause any visual conflict with the character of the area. Where existing surfaces are to be extended, materials will be selected to match as closely as possible with the existing.
- 7.2 The proposed extension will be constructed in materials that closely match the existing building:
- Façade: Bricks
 - Windows: uPVC
 - Pitched Roof: Concrete tiles
 - Flat Roof: GRP
 - Rainwater Goods: Black plastic
- Fenestration has been located so as to not cause any overlooking impact.
- 7.3 Fenestration has been located so as to not cause any overlooking impact.

8.0 Access

- 8.1 Pedestrian and vehicular access to and within the property will remain unaltered.

9.0 Heritage Impact Assessment

- 9.1 As the proposed development is not set within the context of any important heritage assets, an HIA is not required with this application.

10.0 Conclusions

- 10.1 The proposed extension will improve the overall use of the existing dwelling at no. 2 Millfield Gardens and would not result in any significant impact on its setting and will cause no harm.
- 10.2 The proposed extension would not result in any loss of amenity or light to the neighbouring properties.
- 10.3 The plot (and the air-space between pairs of houses) is large enough to accommodate the proposed extension without being an overbearing addition, when viewed from the street or from neighbouring properties.
- 10.4 The existing infill extension makes no positive contribution to the setting and the proposed extension will improve this. Furthermore, the poor single skin construction is way below any Building Regulation requirements.
- 10.5 The proposals are in line with local planning policies.
- 10.6 The betterment of residential buildings is sustainable development and therefore benefits from a presumption in its favour within the National Planning Policy Framework.

11.0 Appendix

11.1 The street scene (courtesy of Google Maps)



11.2 No.2 Millfield Gardens (front)



11.3 No.2 Millfield Gardens (garage side)



11.4 No.2 Millfield Gardens (rear)

