

DESIGN & ACCESS STATEMENT

For

**PROPOSED DEMOLITION OF OUTBUILDING AND
CONSTRUCTION OF A NEW RESIDENTIAL DWELLING**

At

**LAND ADJACENT TO
SOUTHVIEW
GOXHILL AVENUE
DONINGTON
LINCOLNSHIRE
PE11 4SZ**

For

MR & MRS P BARNSDALE

PLANNING APPLICATION ISSUE

Site observation and analysis

Location

The site is located to the North of the dwelling known as Southview, Donington, Lincolnshire. The site stands within the village centre and outside the boundary of the conservation area. The full address is Land to rear of Southview, Goxhill Avenue, Donington, Lincolnshire, PE11 4SZ. A location plan at recognized scale is provided within the application pack to enable it to be located and the extent to be identified, refer to drawing P-Barn-001 latest issue for details.

Site description

The area of land is located to the North side of the property named Southview which sits between Maple Way and the end of Goxhill Avenue and is located directly to the South of the village centre. The major axis of the plot is east-west and extends to approximately 40m average width. The west edge the plot has a 1.8m high timber panel fence boundary to the rear of 41 to 49 Ash Court for approx. 37m boundary length. Fig 01 below.



Fig. 01 – West Boundary to area of land at rear of properties on Ash Court.

The properties to Ash Court are all small single storey bungalows with the rear of the bungalows at approx. 9.8m from their rear boundaries.

The access Road Goxhill Avenue currently runs from the Main High Street approx. 148m to the edge of the Plot. Currently Goxhill Avenue extends through this area of land belonging and serving as a rear access to the property named Southview.

The access route currently routes around a 1 ½ storey height brick garage outbuilding with single storey eastwards extents approx. 15m long used for Storage. (See Fig 2 & Fig 3 below)



Fig. 02 – Garage and Storage Ancillary Outbuilding To Southview, Donington viewed from the south-east side.



Fig. 03 – Garage and Storage Ancillary Outbuilding To Southview, Donington viewed from the North-West side.

The area of land which is the focus of this application is currently an area laid to grass in parts, an area currently housing a private glasshouse and vegetable patch and brick outbuilding.

The building which resides on this area of land is a brick building with a clay pantile roof which is currently used as for private garage / workshop purposes and areas for storage. This building has undergone various works over its lifetime including increasing the building roof eaves height, reroofing and repointing / repair works to its façade.

See figures 4 & 5 below showing a blue chalk arrow mark on the face brickwork indicating the original brickwork height at eaves of the building and the increase in height in its current state.



Fig. 04 – Existing outbuilding chalk height mark of original brickwork height. Adjacent addition projection / alteration.



Fig. 05 – Existing brick outbuilding.

The existing outbuilding has recent alterations with replacement timber doors of increased head height, metal single glazed windows and clay pantile roofs.

Figure 05 above and 06, 07 and 08 below shows the recent 1980s addition of a painted steel garage door within a brickwork projection with hip porch canopy over a painted timber barn style access door into the workshop. Figure 07 shows the outbuilding in a black and white photo dated approx. 1962 / 1963 indicating the original timber side hinged doors before the 1980s additions.



Fig. 06 – Existing brick storage building with modern addition. (Recent Photo)



Fi 07 – Existing brick storage building (Photo approx. 1962 – 1963)

Fig.



Fig. 08 – Existing single storey garage door bay projection.

Site boundaries

The site boundaries of the plot are as defined within the site description above and as indicated on the site plans. The north boundary is formed by the current dwellings 10 & 11 Goxhill Avenue which front the access road Goxhill Avenue. The East boundary is set by a high close boarded fence to the Public Open Space known as Matthew Flinders Park. (See Figure 09 below)



Fig. 09 – Existing east boundary to POS with high Close Boarded Fence,

Neighbouring Development

The site sits within the village centre at a point where retail, commercial and residential development stand side by side. Development has recently taken place down Goxhill Avenue over the years with 2 recent additional dwellings constructed off Goxhill Avenue. Existing dwellings are to the North, West, and South boundaries of the Plot.

There is unlikely to be any development to the east boundary as this is a Public Open Space area known as Matthew Flinders Park.

Most buildings around are of single / two storeys or equivalent height.

The residential and retail developments are generally of traditional construction.

Existing access arrangements

As stated, pedestrian and vehicular access to the application site is available through the property archway at 9 and 11 High Street onto Goxhill Avenue. The property known as Southview has access on its frontage via Maple Way and currently Goxhill Avenue to its rear. The intention is that the rear access be relinquished from Southview for the use of the new dwelling off the end of Goxhill Avenue.

Therefore, no additional properties will be served off the Goxhill Avenue access road.

Streetscape / planting

The site sits within a short distance from centre of Donington. The streetscape is typical of a village centre in the South Holland District. There are several trees to the East boundary and in the Public Open Space beyond the east boundary.

Amenities

The site sits approximately 150m south-east of the village centre and as such is close to all amenities. The site is therefore considered sustainable.

Views into, through and out of the site

The site is not visible from the High Street. The site is bounded by dwellings on all sides. The boundary to the Public Open Space is well screened at the East.

Wider views of the site are not generally available due to the other neighbouring development within the village centre.

Views out from the site are limited in the same way as views in, but this is not particularly unusual for a village centre site of this nature.

Context - Physical

The site sits within the village centre surrounded by a mixture of residential, commercial, and retail buildings. The area of land that forms the focus of this application is a domestic setting serving the existing private dwelling named Southview.

Regarding construction methods, most nearby buildings on Goxhill Avenue are of traditional brick construction with either clay pantile tiled or slate roof coverings.

Southview property (See Figure 10 below) was built in 1984 and is a 2-storey dormer bungalow property with face brickwork, concrete interlocking pantiles and plain clay dormer tiles.

Off the West side of Goxhill Avenue is a bungalow with the address 11 Goxhill Avenue which was built during the 1920s approximately. (See Figure 11 below). This property is white painted render to brickwork with a modern interlocking tile roof.

More recently in 2016 a new modern bungalow was built to the East side of Goxhill Avenue. The address of this property is 10 Goxhill Avenue (See Figure 12 below). The property consists of a lower buff brick plinth with the upper walls in cream render finish with a modern manufactured slate roof finish and wood effect foil uPVC windows.



Fig. 10 – North Elevation (Rear of Property) known as Southview.



Fig. 11 – 11 Goxhill Avenue, White Painted Render Bungalow. View from the Southeast.



Fig. 12 – 10 Goxhill Avenue, Cream Render, Buff brick plinth and modern slates. View from the Northwest.

Context - Social

The new building for the proposed development will provide additional accommodation within the town centre and therefore makes increased social contribution to the village.

Context – Economic

The building proposed for development will provide additional town centre accommodation and therefore will provide additional economic income which will support local facilities. The existing brick outbuilding is currently an ancillary part of an existing private dwelling which it has served for several years.

Planning History

A review of information on the SHDC website revealed that no applications have been submitted relative to this specific site in recent years. However, other areas of land along Goxhill Avenue have been developed and are occupied with residential properties.

Historic Evaluation

Information obtained from residents living in Southview confirmed that the existing brick outbuilding was once used as a support building to the slaughterhouses in this area in the 1940s. The other existing slaughterhouses have since been demolished.

The site does not fall within the Donington Conservation Area boundaries.

Site Evaluation

Details of the site and general context have been recorded and analysed within the site observation and analysis above. From those findings, the following key statements are identified.

1. The site is located within the village centre with good access to local amenities. It is sustainable and as such would be suited for residential use. Residents are likely to use local amenities and therefore would make a small economic contribution to the village.
2. The former use as a abattoir has proven unsuitable due its location many years ago. The outbuilding has been substantially altered over the years and used as an ancillary use to the private dwelling named "Southview". This could not therefore be viewed as the loss of amenity from the village. It should be seen as an opportunity to find a new and more appropriate use for an underutilized site.
3. Whilst the building is of no specific architectural interest, and it makes no contribution to the local area and village centre context its demolition should be considered to make way for a new energy efficient dwelling. The proceeds of the demolition are recommended for recovery, recycling and reprovisioning to assist in the restoration and support of more needy historic buildings in the district. This statement becomes more pertinent in the current supply of materials crisis.
4. Whilst the proposals do involve some material changes to the building exterior it is considered that its overall appearance will be retained, and the changes will not cause significant harm or loss.

Design Statement

The following section demonstrates how the conceptual approach has taken account of the identified physical, social, and economic context set against development plan policies for design.

Use

It is understood from discussions with local residents that the building was originally used as an abattoir serving the local butchers on the High Street. This use ceased many years ago and the existing building has been subsequently altered and retained for private use of the dwelling named "Southview".

Recent dwellings have been constructed along Goxhill Avenue and this area of land lends itself well for a setting for a new modern energy efficient town centre dwelling.

Amount

The proposal seeks approval for a new build single storey dwelling suitable for occupation by the current occupants at Southview.

Layout

The layout proposed for the new dwelling is appropriate in that it seeks to provide open plan living accommodation to the rear of the property to enjoy the garden areas.

The existing gravel approach drive will largely be unchanged and will be extended to provide a turning head and access to the proposed garages in the Northwest corner of the site.

The current household waste collection point will be utilised for this proposed dwelling.

Scale

The building proposed for development is relatively modest in size, is single storey and its use will be sympathetic to those properties around it.

Overall, the proposals will have no impact upon the adjacent buildings in respect of height and scale.

Landscaping

The new dwelling will provide a new tidy setting with a new South boundary fence to the property Southview. The new dwelling will reside north of the property Southview and will be laid to turf and landscaped by the new occupants.

Appearance

The external elevations of the existing brick outbuilding have been altered over time, particularly the elevations with access doors.

Whilst the proposed redevelopment has a material impact upon the external appearance it is not considered significant or detrimental.

The new proposed dwelling will be of modern construction to be similar to that recently approved and built adjacent at 10 Goxhill Avenue. The new building will have a brick plinth with MMC external walls finished in a light-coloured render, with a pitched roof with modern slate roof tiles and dark grey powder coated high performance grey foil covered uPVC or aluminium window frames.

Access Statement:

Access to the site is generally good given that it is within the village centre. The approach track to the building is firm though loose gravelled surfacing has been added in a new gravel grid to retain the gravel from migration to the High Street.

The proposals do not seek to alter this or change the existing situation. Access into the building will be via a new external door which can be designed to have a low-rise threshold with a vehicular parking set down area nearby.

Demolition Statement

The proposal generally seeks to demolish the existing outbuildings serving Southview to provide a good building plot setting for a new build family dwelling. The existing outbuilding does not provide any historic detailing or value to the local setting.

Flood Risk Assessment:

Referring to the Environment Agency's Flood Risk Map for Donington, the site is within Flood Zone 1 and as such it is considered that a site-specific flood risk assessment is not required.

It is proposed that the Finished Floor Level of the new property is set at approx. +150mm above ground levels at the building footprint with the garden graded and landscaped to the existing boundaries. This will be a FFL of approx. 3.85m. The level at the end of the gravel driveway is approx. 3.7m. The existing dwelling FFL at the recently built property at 10 Goxhill Avenue is approx. 3.7m also.

END