

9 High Street Donington

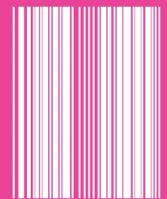
Design and Access Statement and Heritage Impact Statement

May 2022

Client: Mr Chadburn

Project: Proposed conversion of house to 2
apartments

Project no: 568



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1.0 Introduction



Image 1 Map showing location of site between Swineshead and Kirton



Image 2 Map showing location of site on Highstreet

1.1 Introduction

This Design and Access Statement accompanies a full planning application for the proposed conversion from single dwelling to two flats at no. 9 High Street.

The following sections of this statement provide details of the site and surrounding area, proposed development, relevant planning policy, policy assessment and Heritage Impact Statement.

This Planning Statement should be read in conjunction with the planning application, the supporting documents and submitted plans, site plan, layout plan, elevation drawings and sections.

The purpose of the proposals is to make better use of a large centrally located dwelling.

The building has been sensitively designed to minimise the impact upon surrounding houses whilst maximising internal space and fitting harmoniously within the surroundings.

The site sits within Donington conservation area within an area classed as a town and "freestanding centre".

The application site is within Flood Zone 1 and therefore acceptable and no flood risk assessment required.

2.0 Site and Surrounding Context

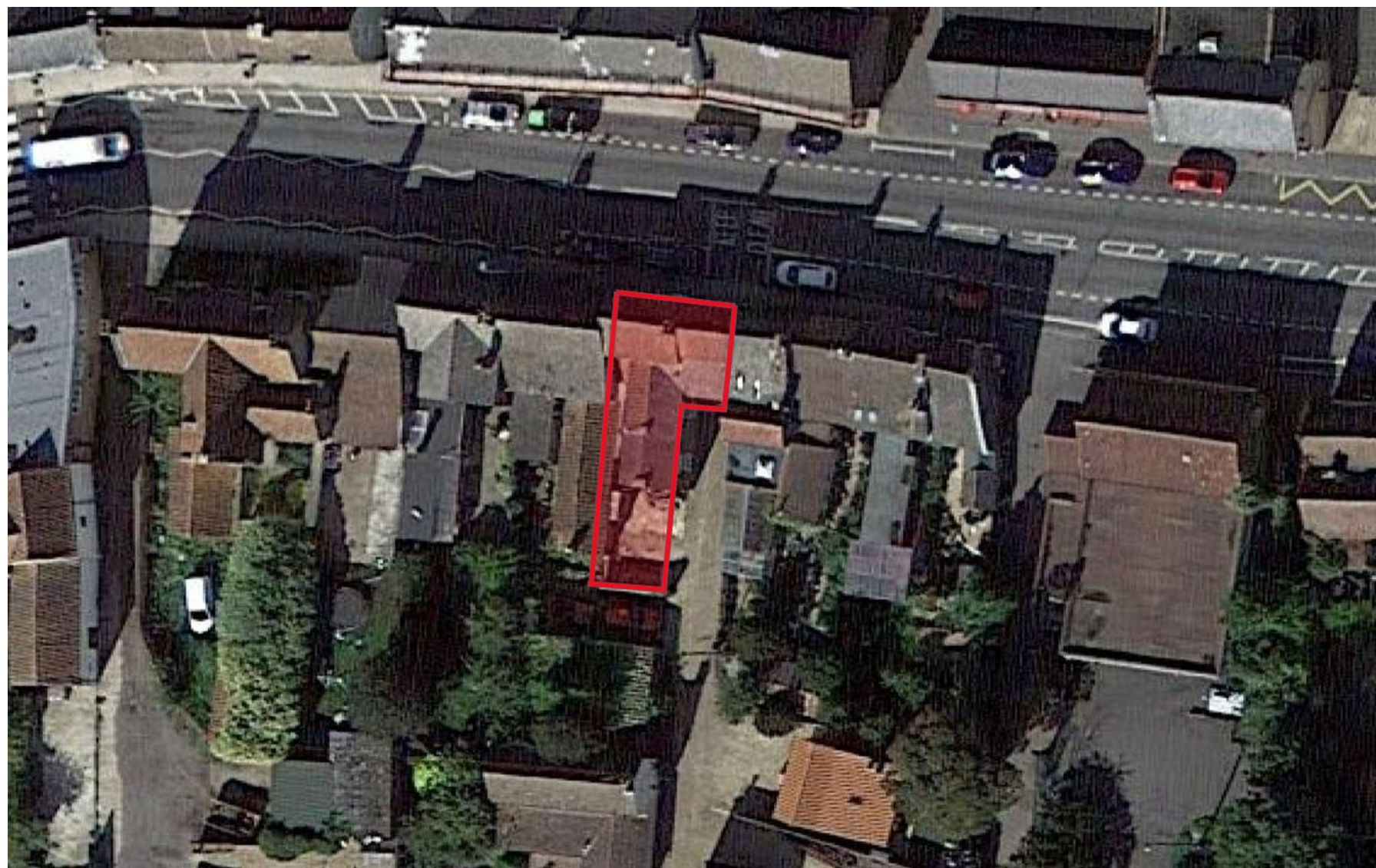


Image 3 Showing properties surrounding site.



Image 4 Showing photographs of site.

Design and Access Statement

2.0 Site

The site is located within the centre of Donington, opposite the newly developed, listed building-The Red Cow. The plot of land is approximately 146 sqm.

The site is flat, has developed terraced boundaries which are noted on the site plan drawing. The site is visible from High Street and shares an access Drive to dwellings along Goxhill Lane.

To the East of the site is the access road and neighbouring dwellings. To the North, West and South are dwellings.

2.1 Settlement Character Assessment

Donington is a large settlement within South Holland located between Spalding to the South and Boston to the North East. The Market Town of Sleaford is also in close proximity to the North West.

Dwellings throughout Donington are of mixed styles and ages. Buildings towards the centre of Donington are a mix of two and three storey houses, shops and restaurants. Older houses within the street scene are generally flat fronted with side gables. Many of the historic of Listed buildings have been refurbished such as The Red Cow and have been developed into apartments.

Along High Street, the dwellings mainly consist of two and three storey dwellings of facing brick or render. Dormer windows, hipped and pitched roofs are all present, see page 9.

Developed buildings mainly retain the brickwork, See page 7 (image 9 and 10) for examples.

There is a footpath along High Street that runs the full length.

3.0 Heritage Impact Statement

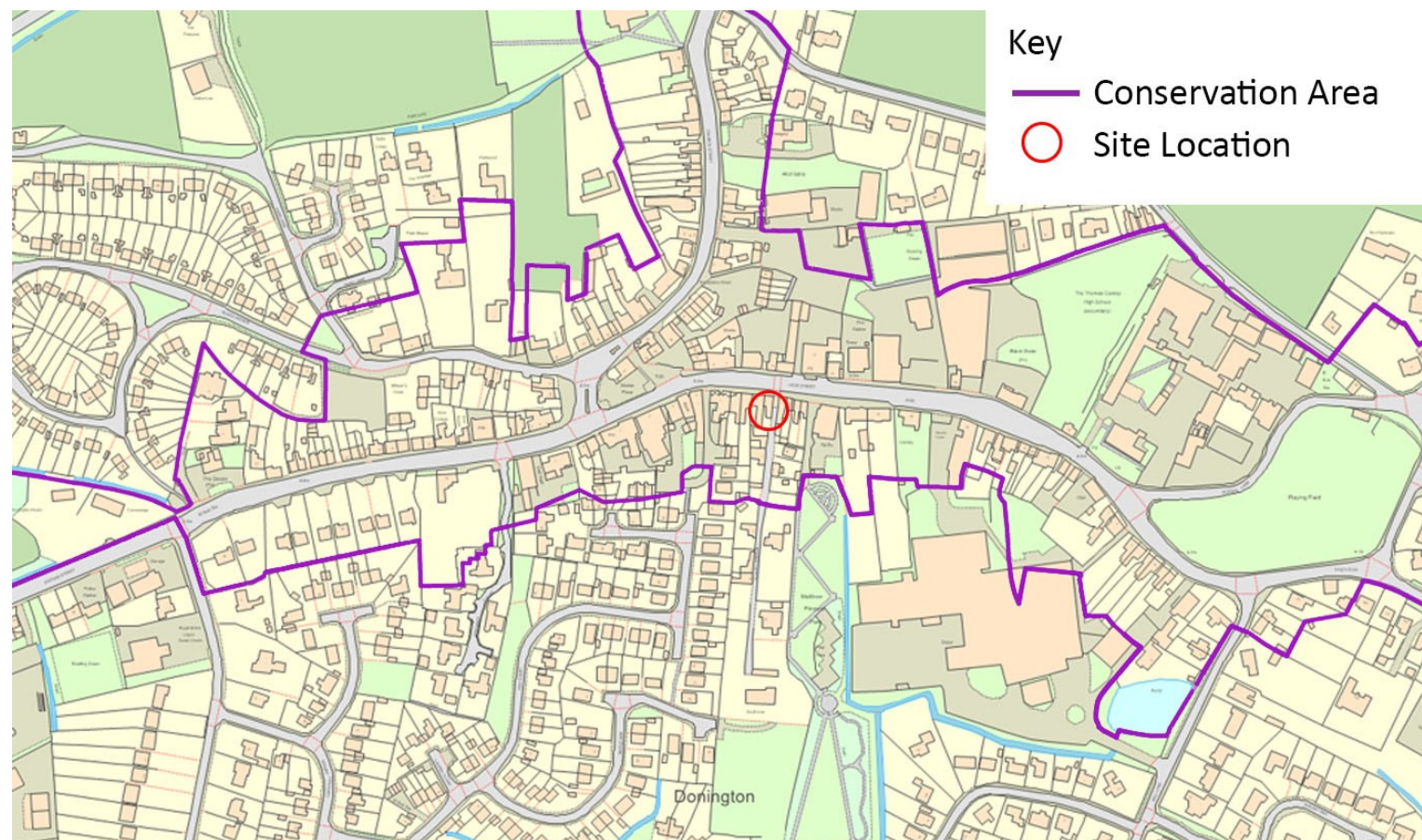


Image 5 Shows the proposed site in relation to the conservation area.



Image 6 Shows The listed buildings in relation to the proposed site.

3.0 Heritage and Impact Assessment

3.1 The site sits in the Centre of Donington Conservation area as shown in image 5.

Whilst the proposed building is not listed, there are a number of listed buildings surrounding the site, as shown in image 10.

The most prominent and relevant building is the Former Red Cow. The Red Cow was Listed on the 13th January 1988, The listing number is 198134.

Whilst the Red Cow spend many years unused and requiring repair and refurbishment, the building has been fully restored into 18 dwellings. Please see images on page 9 of building during conversion and completed.

3.2 The proposed site sits opposite The Red Cow. However, the proposals make minimal changes to the façade of the building facing High Street, with the extension towards the back of the dwelling.

The rear extension will have no impact on the surrounding buildings as it cannot be seen by either neighbours or residents of the Red Cow conversion.



Image 7 Showing properties surrounding site along High Street.



Image 8 Showing no.1 High Street—Listed Building.



Image 9 Showing properties surrounding and the proposed site in relation to the Red Cow.



Image 10 Showing The Former Red Cow as a completed conversion into 18 dwellings—Listed Building.

4.0 Proposed Development and Design

4.1 Proposed Development and Design

4.2 Proposed Development and Design

4.3 Proposed Development and Design

4.4 Proposed Development and Design

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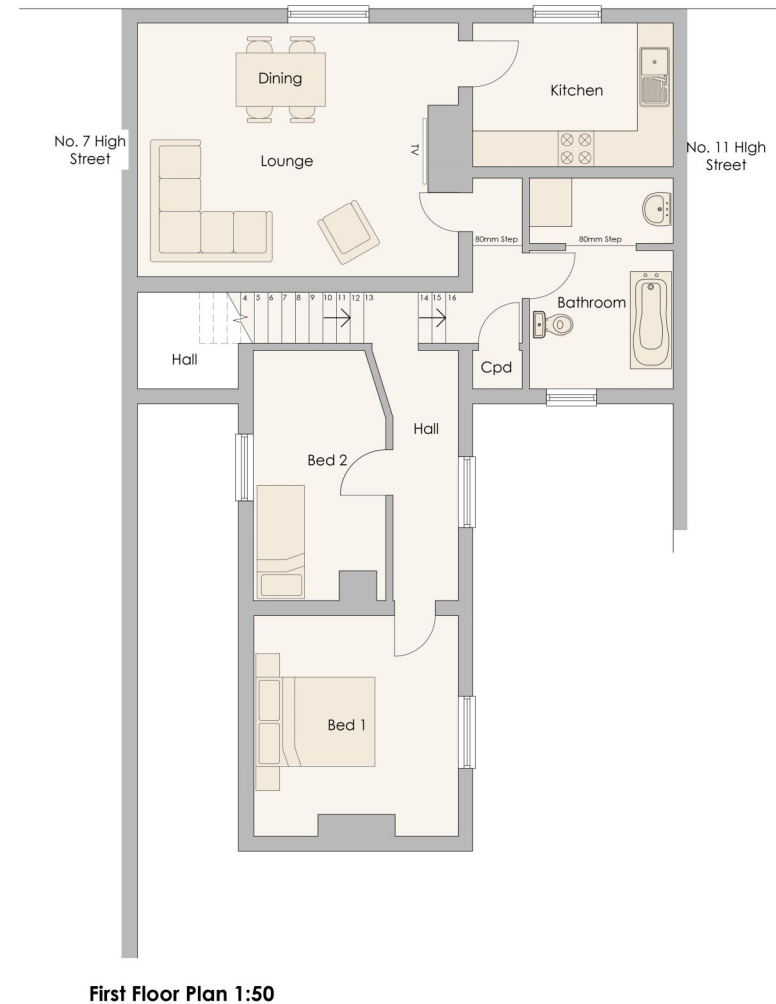
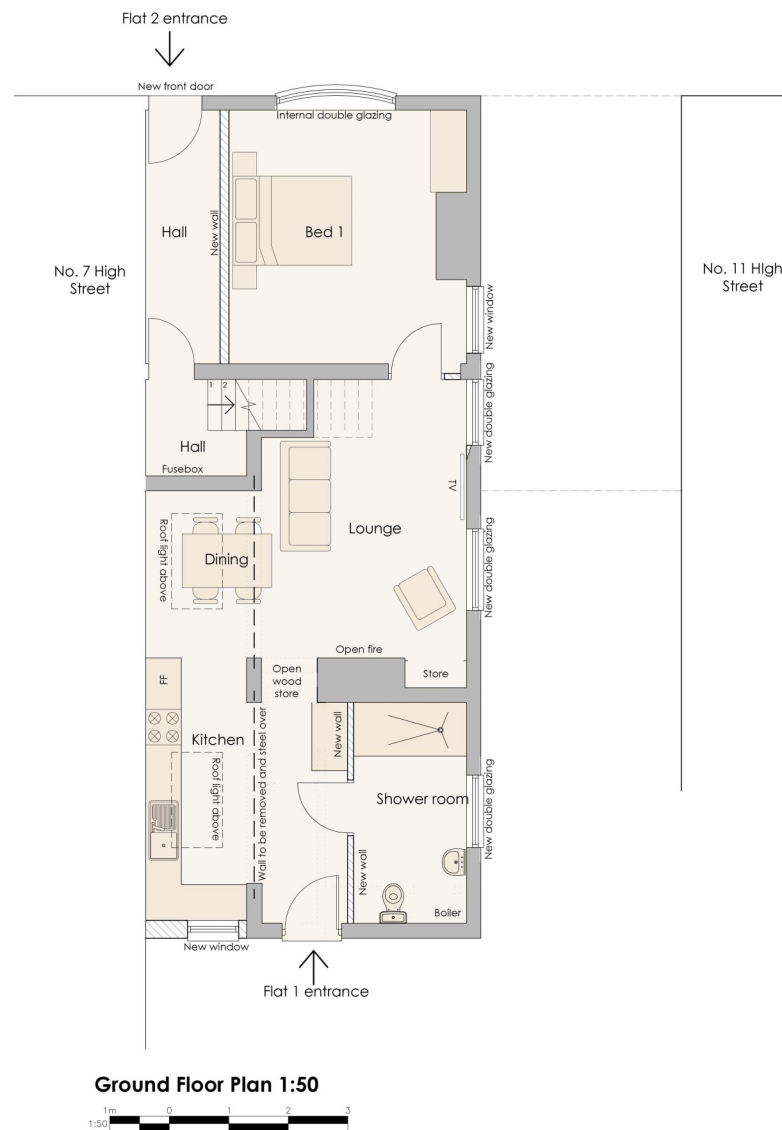


Image 11 Shows the proposed Floor Plans and how the flats will be divided

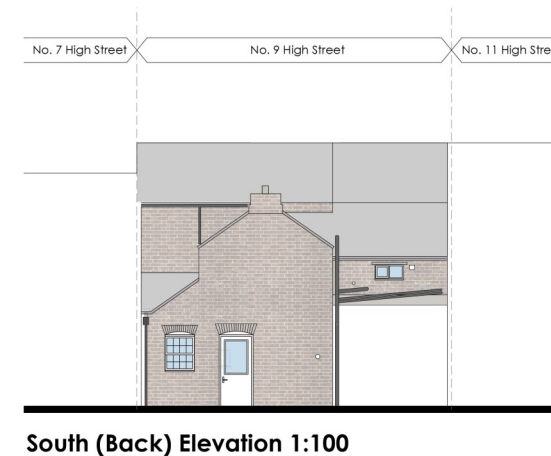


Image 12 Shows the Elevations and how the proposed blends well into the existing

Design and Access Statement

3.0 Proposed Development and Design

3.1 Due to the nature of the site being unique and semi concealed, bespoke approach has been taken to the design. The elevation closest to the road has been kept as existing with changes being only to the finishes of windows and doors. The proportions of all openings have been retained to reduce the impact on the street scene.

As shown in the proposed elevations image 12, the proposed flats minimally effect the existing street scene. The finishes of windows and door have been altered to enable sufficient ventilation and light to penetrate the sleeping areas. The existing first floor windows are UPVC double glazed units. The larger front glazing section will now be more in keeping with the existing windows to the first floor.

The extension to the ground floor apartment is minimal, whilst still allowing outdoor space for the occupants and retaining the Access along Goxhill Lane.

Any new proposed window have been kept to a minimum, instead, existing openings have been utilised. This allows the street scene to remain largely unchanged.

Whilst the proposed extension is not visible by neighbouring properties, prominent areas seen from surrounding neighbours are single storey to avoid over looking and to increase the amount of sunlight to the site.

The footprint its self is only minimally increased to allow for a larger living / kitchen area.

Roof heights have been kept to a minimum with the introduction of a roof lights to the dining and kitchen areas.



Image 13 Shows precedent images that mimic the look that will be achieved with the rooflights—therefore providing a light and well lit space for the occupiers of the dwelling.

3.2 Materials

Brickwork to match existing is proposed. Existing brickwork is to remain unchanged.

Proposed windows are to be UPVC. The dwelling currently consists of timber and UPVC windows,

3.3 Living conditions of future residents

The submitted layout plan shows that the size of the proposed apartments are similar to that in local converted buildings. The proposed extension has been located to maximise light and space and minimise overlooking whilst still providing a well lit, spacious living environment.

3.4 Landscape

The existing site is heavily built up and the proposals aim to retain the courtyard garden to the rear and the associated boundary treatments. Please see site plan for details.

3.5 Amenity Space

Sufficient courtyard amenity space has been provided for future occupants of the houses whilst retaining privacy of neighbouring properties.

5.0 Access



4.0 Access

Access to the proposed dwelling is via an existing drive. The Access is well established and used currently all dwellings located along Goxhill Lane.

The owner of the site currently parks his car to the rear in the courtyard garden and will continue to do so.

Image 13 Shows the proposed flats in relation to the surrounding buildings and the access that will be maintained.

6.0 Planning Policy and Policy assessment

6.0 Planning Policy

Planning policy that relates to the application is as follows:

6.1 National Planning Policy Framework (July 2021)

6.1.1 Paragraph 8 sets out the three aspects of sustainable development, which include economic, social and environmental objectives. The social objective includes a requirement: *“to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations”*.

The environmental objective includes a requirement to make *“effective use of land”*.

6.1.2 Plans and decisions are required to apply a *“presumption in favour of sustainable development”*. This is set out at paragraph 11. For decision taking this means:

- “c) ‘approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and outweighing the benefits, when assessed against”*

6.1.3 Paragraph 38 states that *“local planning authorities should approach decisions on proposed development in a positive and creative way”,* and that they *“should seek to approve applications for sustainable development wherever possible”*.

6.1.5 Paragraph 60 states that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without necessary delay”*.

6.1.7 Paragraph 78 states that *“in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”*.

6.1.8 Paragraph 79 states that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.*

Planning policies should identify opportunities for villages to grow

and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.

6.1.9 Paragraph 105 states that *“The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”*.

6.1.10 Paragraph 119 states that planning decisions *“should promote an effective use of land in meeting the needs for homes and other uses”*. Paragraph 120 states that planning policies and decisions should promote and support the development of under-utilised land and buildings.

6.1.11 Paragraph 126 outlines that the *“creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process”*

6.1.12 Paragraph 130 sets out requirements for planning policies and decisions, which regard to the design of new development. This states that decisions should ensure certain design fundamentals are achieved which include ensuring that developments are *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”,* are *‘sympathetic to the local character... while not preventing or discouraging appropriate innovation or change’, ‘optimise the potential of the site’,* and *‘create places that are... inclusive, accessible and which promote health and well-being, with a high standard of amenity for existing and future users”*.

7.0 Conclusions

7.0 Conclusion

The proposals fully comply with policy as shown in the policy assessment . Paragraph 38 states that “*local planning authorities should approach decisions on proposed development in a positive and creative way*”, and that they “*should seek to approve applications for sustainable development wherever possible*”.

The purpose of the proposals is to make better use of a large centrally located dwelling, this Design and Access Statement highlights how the proposals have a minimal impact on the Heritage of the area.

The building has been sensitively designed to minimise the impact upon surrounding houses whilst maximising internal space and fitting harmoniously within the surroundings. The rear extension will have no impact on the surrounding buildings as it cannot be seen by either neighbours or residents of the Red Cow conversion.

The elevation closest to the road has been kept as existing with changes being only to the finishes of windows and doors. The proportions of all openings have been retained to reduce the impact on the street scene.

As shown in the proposed elevations image 12, the proposed flats minimally effect the existing street scene, as no changes occur on the front elevation.

Access is unaffected and continues to share a drive with dwellings along Goxhill Lane.

The application site sits within floor zone 1 , and therefore does not require a flood risk assessment.

The proposals create two well designed, light, spacious living environments in a sustainable, central location. The application should be approved without delay.

