DESIGN & ACCESS STATEMENT

DEMOLITION OF FORMER ABBATTOIR
AND ERECTION OF
THREE BEDROOM DWELLING
BULL LANE
LONG SUTTON

Ref: S3392

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FEB 2017

INTRODUCTION

This statement has been prepared on behalf of the client Mr P Sargeant in support of his Planning Application for the demolition of the abattoir Bull Lane Long Sutton comprising a two storey section building built against the now, rear boundary with single storey extensions to the front forming the side and front boundaries.

USE

The existing buildings have been unused for about 20 years and have fallen into and advanced state of disrepair. All of the single storey extensions are built in an agricultural style and are not considered suitable for conversion.

The two storey section, believed to have originally been a dwelling is considered to be beyond its useful life and considered totally unsuitable for conversion.

The proposal is for the erection of a replacement dwelling having a similar foot print to the existing buildings. The dwelling proposed is a three bedroom house to provide a modern living environment for my client on this difficult, constricted town centre site.

A pre-application consultation has been carried out with the LPA regarding the principle of this development under their referencePE-00971-16 which basically accepted the principle of a two storey dwelling on the site subject to design.

It was further advised the proposed site was within Flood Zone 3, thus a Flood Risk Assessment was requested.

AMOUNT

The proposal is for the erection of a two storey dwelling with two single outshots to the front giving a footprint area of $93m^2$ - $20m^2$ less than the existing buildings proposed to be demolished.

Parking is incorporated within the scheme in the form of paved semi enclosed forecourt which will also provide amenity space for the dwelling.

LAYOUT

The dwelling is generally located over the site of the bulk of the existing buildings on site thus creating little change to surrounding properties.

We are aware of a previous decision on this site in 2004 which provided for a more traditional cottage style dwelling over 3 floors, set further forward with an enclosed rear garden and this type of layout was considered. However it would appear since this decision a pair of dwelling have been she horned into the space between the application site and 11, 11A and 13 Market Street Long Sutton which has resulted in windows to these dwellings being within 1.4m of the site boundary which also is the rear wall of both the existing and proposed, both windowless.

A dwelling similar to that approved in 2004 would result in window to window distance of less than 6m which we consider totally unacceptable.

After consideration of the above it was decided to capitalise on the existing format, deemed acceptable in relation to the newer properties when approved, our thinking being a copy of that format could not be deemed as having an adverse impact on the existing dwellings at 2A and 2B Bull Lane.

The floor level of the proposed dwelling is to be raised to 325mm above the lowest point of the vehicular access to the site. It would perhaps be advantageous to raise it higher to mitigate against flooding but this would impact on those dwellings to the rear, referred to above.

SCALE

The dwelling has been designed only 1m deeper than the existing two storey element as existing. The two outshots are single storey and will have no impact on other properties.

The dwelling is of conventional height.

LANDSCAPING

Landscaping will comprise solely hard landscaping comprising Brindle block paving and the erection of boundary walls in facing bricks to match the dwelling, to replace the existing mix

of red painted steel sheeting and varying bricks to existing walls. The walls are intended to provide privacy and at the same time maintain the form of the existing development.

APPEARANCE

The design has been formulated by consideration of two major factors, the clients requirements and the shape and form of the existing historical site and the buildings thereon. In addition we have been mindful of the following:

- roof spans being under 6m to minimise impact by limiting the height of the proposal
- TBS Audley Antique facings chosen to blend with the surroundings
- Sandtoft Dual Calderdale slate in light grey to all roof areas to blend with the natural slates roof which predominate this part of Long Sutton.
- The use of grey PVCu windows to provide less impact than white.
- The use of re-constituted stone cills to window openings in natural limestone colour.
- The provision of flat gauged arches to all external openings.

We feel the proposed replacement dwelling will enhance the site and not impact on any other properties or the wider landscape.

ACCESS

Access to and within the dwelling will necessarily comply with the requirements of Part M of the Building Regulations as it relates to single dwellings.

Access for emergency and delivery vehicles off the Public Highway is adequate it being previously used both by domestic and heavy goods and agricultural vehicles.

The site has direct access to the public highway, Bull Lane, and is within the central core of the settlement.

PHOTOGRAPHS OF SITE

Page 5 & 6 South and East Elevations as existing
Page 7 Elevations of 2A & 2B Bull Lane and site opposite
Page 8 Elevations of Abattoir
Page 9 Rear elevation of abattoir showing proximity of 2A & 2b Bull Lane








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