DESIGN & ACCESS STATEMENT

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

Ref: S3556

Ken Elener
Architectural Design
OFFICE 4
Regent Buildings Office Suite
6-8 Dartford Road March Cambs PE15 8AQ
Tel : 01354 656854
E-mail : kenelener@gmail.com

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INTRODUCTION

This statement has been prepared on behalf of the client Mr P Sargeant in support of his Planning Application for the erection of a two storey dwelling with a single storey extension to the front.

This is a revised application for the site following partial demolition of the buildings formerly known as the abattoir, and a boundary dispute with neighbours demanding the retention of parts of the existing structure to maintain the stability of their structures taking support from the walls to be retained.

USE

The former buildings have been unused for over 20 years and had fallen into and advanced state of disrepair through both neglect and the impact of damp caused by raised ground levels to the north and east walls.

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 due to neglect and damp 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, further constricted town centre site.

A pre-application consultation had 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.

A subsequent application reference H11-0146-17 was submitted to the LPA and approved on 2nd May 2017.

AMOUNT

The proposal is for the erection of a two storey dwelling with two single outshots to the front giving a footprint area of 67.6m^2 – 45.4m^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. Since the previous approval it has been necessary to move the dwelling 900mm to the south to enable the retention of the walls in dispute.

Consideration was given to moving the dwelling further forward to more align with the dwellings to the west, reserving sufficient depth for off road parking but this would result in a rear garden overlooked by the properties to the north thus impracticable.

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 single outshot is 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 AS PURCHASED

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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