

Design & Access Statement

Proposed first floor side extension and new entrance porch at 40a Broad Lane, Moulton PE12 6PN for Ms Lorraine Anglum.

1.0 Introduction:

This Design and Access Statement has been prepared by Fenland Architectural Design on behalf of the Applicant, Ms Lorraine Anglum, for a first-floor side extension and a new entrance porch.

2.0 Background and Planning history:

2.1 Background:

The Applicant has lived in her present home, for several years and now feel that she needs to adapt her home, with additional accommodation, to be a 'home for life', to make it more suitable for long-term occupation by her and her family.

With this in mind the proposal is to provide an extension on the first-floor, above the previous extension (please see 'Previous Planning History' below); with the addition of an Oak Framed porch to the front in order to provide far more useable and attractive space within the existing small entrance area.



Ordnance Survey Plan showing the Application plot.

2.2 Previous Planning History:

Having searched the SHDC online database there are no records of any Planning history relating to this property. This is despite, some years ago, a ground-floor front/side extension having been added which now contains a porch area, study, cloakroom and utility. It is however possible that this may have been an existing attached garage/porch which was converted internally to provide the present accommodation. Also, probably many years ago, the rear of this property appears to have been extended to provide a new kitchen, with a bedroom and ensuite shower room above.

3.0 Site and contextual appraisal:

3.1 Location:

40a Broad Lane is located on a pleasant road in the village of Moulton, having all the local facilities required including a shop, post office, doctor's surgery, and primary school etc.

Moulton is just some 5 miles from Spalding, which has much more extensive facilities and is within easy reach via local bus services.

The existing house measures some 143.00sq.m. internally and sits within a good-sized plot of 605sq.m. in size.

The proposed extension will provide an additional 36.20sq.m. of accommodation.



View of the frontage to Broad Lane.

4.0 The Design Process:

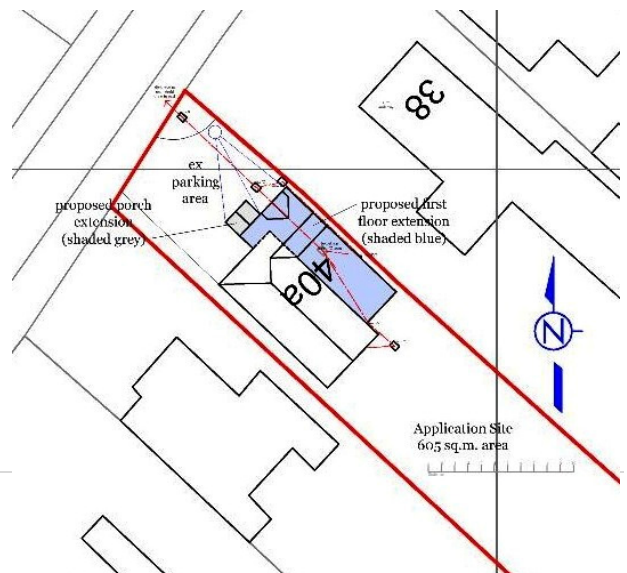
4.1 Opportunities:



Above ~ General view of the rear from the extensive rear garden.

No 40a is a narrow-frontage, but deep, mainly two-story house set well forwards on its plot and level with the properties to either side; these also being of two-story configuration. As mentioned, in Item 1 above, a ground-floor side extension with a small porch had been added some years ago and we see the opportunity to add an extension above this. At present this home has three bedrooms on the first-floor, with an ensuite to bedroom 1. However there is no bathroom for general family use at this level, and just a small cloakroom on the ground-floor.

The Applicant is therefore seeking to provide an additional bedroom at first-floor level, with an ensuite, along with a family bathroom to serve bedrooms 2 and 3. On the ground-floor an Oak Framed glazed porch is proposed to improve the space in the presently rather cramped entrance area.



To the right ~ Proposed plot layout.

4.2 The proposed design & materials:

It should be noted that the present pitched roof, over the main house, is currently finished with asbestos slates and this application seeks to replace this roof covering with new grey artificial slates; this finish is to extend to the new pitched roof over the new bedroom, at the front of the proposed side extension.

Given the current roof configuration (hipped to the front only) it seems to be policy to design this roof to be pitched only to the front of the property and necessitates a lower eaves level to the front of the existing projection, in order to line the roof through with the existing main hipped roof. By reducing the depth of this new pitched roof (front to rear) it creates a ridge line set lower than the ridge of the main house; this minimising the impact upon the street scene by reducing the massing and making the proposed extension a less dominant feature.

To the rear of the new pitched roof, set to the front of the extension, it is proposed to construct a new flat roof running to the rear of the property. This roof will have a grey fibreglass surfacing and have white upvc gutters and fascias to match the existing.



The existing walls of this house are a mix of red facing brick, with some buff feature brickwork, and render. It would appear that the previous extensions have been constructed with the use of 'common bricks' with extensive use of a render finish to some (apparently) completely 'random' areas of walling.

It is therefore proposed that, in order to make the appearance of the whole house more harmonious, all of the existing, and new, external walls be rendered to match the existing rendering. For the existing chimney however it would be best if this is retained in facing brickwork, to reduce difficult ongoing maintenance.

All of the existing windows are upvc 'light oak' woodgrain finish and it is proposed that the new windows will match these existing items. The existing windows, to the front and west side elevation of this home, have stone (or stone effect) sills and lintels and it is proposed to retain this more historic feature.

The modest new porch, to the front, is necessary to improve the circulation in the presently very cramped hallway. It is proposed to construct this with a natural oak framed porch, set upon a rendered dwarf wall. There will be an oak front door, with oak framed flanking windows and glazing to the front apex; the new fascias and bargeboards will also be natural oak.

Detail view of the 'common brick' and render finish to the side & rear elevations.



View of the proposed frontage and side elevation.

5.0 Access:

With this proposal being primarily a first-floor extension to an existing house there are no disabled access provisions.

6.0 Flood Risk:

This property is located in a very low flood risk area for sea, river and surface water flooding and, as such, no mitigation measures should be necessary.

7.0 Conclusion:

It is hoped that this statement has provided suitable evidence that the overall design of this first-floor extension, and new porch are appropriate for this location, also that the materials have been fully and carefully considered; that they are also appropriate to the location and will not have any undue negative impact upon the neighbouring properties or the street scene.

We look forward to receiving favourable feedback to this proposal from the Local Planning Authority and other statutory consultees.

***Enclosures:
drawings F1131 ~ 01 to 09 inclusive***

Mike Bacon,
for
Fenland Architectural Design,
November 2020.