

DESIGN & ACCESS STATEMENTS



For

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PROPOSED EXTENSIONS TO DWELLING

At

**THE OLD COACH HOUSE
107 HIGH ROAD
MOULTON
LINCOLNSHIRE
PE12 6PD**

For

MR JAMES KIRK

Director
A.J. Oglesby RIBA

Company Reg. No.
4419410

PLANNING APPLICATION ISSUE

Application Summary

- This application seeks full planning approval for three extensions to the host dwelling along with associated demolition and alteration works.
- A comprehensive Heritage Impact Assessment has been produced to sit alongside this design and access statement and the project drawings. This due to the dwelling being situated within the Conservation Area.
- The application includes works which impact upon trees and vegetation however proposals are included for replacements.

Introduction

This document seeks only to address the core requirements of a design and access statement. Fuller details of the historic significance of the site are discussed within the Heritage Impact Assessment which accompanies this application.

Site details

Location

The site is located within the Park at Moulton. The location and extent of works are identified on the site location and block plan drawings. The full postal address is The Old Coach House, 107 High Road, Moulton, Spalding, Lincs, PE12 6PD.

Design Statement

The following section considers the proposals against the criteria for design and access statements set out within current guidance.

Use

The proposed extension works are entirely residential in nature and do not seek to achieve anything more than additional accommodation for the host dwelling. This appears entirely appropriate for the site as no change is proposed in respect of 'Use'.

Amount

The proposal seeks to introduce three separate extensions, creating a large family dwelling. The site area is considerable, and the building sits a significant distance from the majority of the boundaries. The nearest boundary is well screened, and it is considered that as a result the proposals will not have a significant impact upon neighbouring sites. It is therefore considered that the proposals are appropriate, and the site is well capable of accommodating them.

Layout

The proposal places the extensions in locations that allow logical connections with the existing house. The positions are therefore appropriate to connect the accommodation required.

Scale

The proposed extensions relate well to the existing building as demonstrated by the proposed elevation drawings. is three storey which is significant but is considered appropriate in this context.

Landscaping

Whilst the proposed extension works require the removal of a small number of trees and vegetation, there is an opportunity to plant additional trees to compensate and it is the applicant's intention to do so.

Appearance

The proposed design is bold in form and materials but does not seek to over-power the existing dwelling. Heavy plating (existing and proposed) around the site will help this to sit well in its context.

Access Statement:

Site Location

The site is located in Moulton and general access to the site and building entrance will not be impacted upon by the proposed works.

Access to the dwelling and facilities within

Details of door locations etc are provided on the drawings. In general, door widths will be designed in accordance with the building regulations to ensure adequate access.

The new dwellings have been designed where possible to ease use by people with some disabilities. It must be acknowledged though that the existing structure imposes some restrictions to access that cannot be readily overcome.