Design and Access Statement (Incorporating Heritage Impact Statement)

Design and Access Statement

Introduction:

This application is for a single storey extension to the rear with a detached garage to the front elevation of the property at 89 Church Street, Pinchbeck. This document should be read in conjunction with the following drawing:

Drawing Number – RA/1203/21/01 P2b

Use:

The proposed use is for domestic purposes only and will compromise of a garage to the front as well as additional living area encompassed in the extension to the rear of the property.

Amount:

There is no existing garage, with the only car parking availability on the driveway itself. The standard car parking space is 4.8m long, we have allowed for internal measurements of 5.5m in length which will allow for ample car parking for one vehicle alongside storage for normal household or garden equipment. The new storage space will have vehicular access from the front, with a personnel door adjacent to the front door of the existing property. The single storey extension to the rear of the property will increase the floor space by to 21.20m2. This new area has been planned to incorporate a new kitchen and sitting area, giving the applicants greater living space in comparison to the existing sunroom.

Layout:

The detached garage will be built on the existing driveway, with the edge running parallel and forming the boundary of the existing property, replacing, in part the current boundary which is composed of hedging and fencing. The garage has been designed to not overlook any neighbours, with no windows being incorporated into the design and will be 150mm away from the boundary. Similarly, the extension to the rear of the property has been thoughtfully designed, so as not to overlook neighbours to either side, as seen in the drawings the only window along the side elevation is clerestory, enabling light to be let into the extension without impacting the privacy of neighbours as well as offering privacy to the applicant with no impact on natural light. To the rear elevation there will be bifold doors along the rear wall of the single storey extension to enable the applicant to engage with the garden and offer seamless living from inside to outside.

Scale:

The proposed extension and detached garage are both in keeping with the size of the existing dwelling. The garage allows for generous but not overbearing parking and storage facilities, with the rear extension only slightly exceeding the current floor space offered by the sunroom, The height of both the garage and rear extension does not exceed that of the existing or surrounding dwellings.

Landscaping:

The existing landscaping of the garden area to the rear will not be significantly impacted, there will be a slight reconfiguration to allow for the extension however the current landscape, which is presently lawn, will remain unchanged. The drive will remain gravelled.

Appearance:

The appearance of the proposed designs will incorporate the use of materials that match the existing building to keep in line with the existing style of this and adjacent properties. There is however no predominant architectural style along Church Street or within the immediate context of the application site. The dwellings range in period, detailing and architectural merit. The front edge of the detached garage is set back 7.725m from the pathway and road itself, being partly screened by the hedging forming part of the boundary to the property. The rear extension, although keeping in line with the existing materials will benefit from a modern twist, which will not be imposing as this elevation cannot be seen by the public from the road or pavements.

Access:

The site access will be unchanged from the proposed works; however, the availability of driveway parking will be restricted slightly through the construction of the garage, which will still provide uncover parking for one vehicle. The proposed personnel door is located in close proximity to the existing front door and main entrance to the property, offering easy access between buildings. Access to the rear extension is found through the property itself, or alternatively through the garden utilising the bi-fold doors along the rear wall of the proposed living space. There will still be an area to turn on the drive allowing for a vehicle to driving in and back out in a forward gear.

Conclusion:

The property at present already has a sunroom at the rear of the property, so the proposed design will be expanding on the already present floor space to give the applicant greater living area and is also unable to be seen from the principal street view. The detached garage would be well set back from the street and although visible to the public, will fit in with the appearance of the existing dwelling and the surrounding neighbours with the overall height not impacting the view of the existing property and not having an over bearing effect. The proposal is in keeping with the current design of the property and those surrounding it, with a continuity of materials being ensured throughout, it will also offer covered and more secure parking facilities and additional storage for the applicant without impacting the access to the property offering positive contributions to the applicants. There is minimal overlooking to neighbouring properties but an increase in space for the existing property. The proposal in no way will adversely affect the local heritage assets. (Please see Heritage Impact Statement below)

Heritage Impact Statement

Introduction:

This Heritage Impact Assessment has been produced to comply with the advice set out in Policy HE6 of PPS 5 – Planning for the Historic Environment. This document will focus on why it is the submitted design is appropriate within the Conservation Area as well as explaining why it is considered that the proposed development will have no detrimental impact on the two listed heritage assets as found below:

Pinchbeck Hall (Early C18)
Traphouse and Stables to Pinchbeck Hall (Early C18)

Conservation Area:

The Pinchbeck Conservation Area is relatively wide and encompasses a range of diversity of architectural periods. With the exception of the above listed buildings the area immediately surrounding that of the proposed development has no distinguishable architectural style or period.

By forming part of the semi-detached house, the property adjoining the proposed site (87 Church Street) is built of the same materials with a very similar frontal view of facing brickwork (PLEASE ENTER THE TYPE OF WINDOWS AND ROOF TILES) which would not be disturbed through the proposed development which will have a continuity of building materials.

Just down the road from the proposed site there is a row of circa 1940's period housing which all differ in materials and design through paintwork and window colour, such as white uPVC and timber effect.

Conservation Area Impact Conclusion:

Due to the fact there is no predominant architectural style or design along this area of Church Street, it has been determined that the proposed works will hold no adverse effects to the Conservation Area, with buildings in close proximity having been modernised or changed visually to some extent. The proposed designs and materials choices will ensure continuity of the existing building itself as well as the adjoining property.

Pinchbeck Hall and the Traphouse and Stables in the Grounds of Pinchbeck Hall:

Pinchbeck Hall was built in early C18, then altered in 1802 as well as being extended in 1909. The Traphouse and Stables were also built in C18 and extended in the middle of C19. These buildings are both Grade II Listed, the house being listed in July 1975 and the Traphouse and Stables following later, first being listen in January 1988 and further amended in January 1989. The house and stables are compromised of red brickwork in both Flemish and English bonds, with slate and hipped Collyweston slate roof, the addition of the cross wing and tower came in 1909 with stone coped gables and parapet.

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Heritage Impact Conclusion:

Along the frontal border of the grounds housing Pinchbeck Hall and the Traphouse and Stables, there is a row of high trees which inhibits the view of the listed building from the road, therefore obstructing the view of the property in question from the listed building. The existing building cannot be seen from the listed building just as the listed building cannot view the existing building due to the additions of the trees. For this reason it is determined that the proposed development will not have an adverse effect on the listed building.

Although the property is within the conservation area of Pinchbeck, it has been demonstrated that the local Architecture is rather eclectic. The proposal shall not be harmful to the conservation area, in fact it is considered that by allowing the garage to the front elevation would balance with the dwelling a few houses away (see Photograph number

Therefore we respectfully request this application is approved.

Appendix:

Photograph 1 showing Applicants house to the left of the semi-detached properties.



Photograph 2 showing Pinchbeck Hall opposite with TPO trees.



Photograph 3 showing Pinchbeck Hall opposite with TPO trees



Photograph 4 showing the neighbouring property with existing garage to the front.



Photograph 5 showing 1950's properties



Photograph 5 showing 1940's row of neighbouring semi-detached properties.

