

DESIGN + ACCESS STATEMENT

for

PROJECT: 1717.GRAY

West End Lodge, Pinchbeck, PE11 3RB

on behalf of

Mr. & Mrs. Gray



1. Introduction and summary

1.1. Introduction

- 1.1.1. The planning application and associated drawings for the associated retrospective planning application for the change of use of a car port to an ancillary dwelling to a private dwelling completed under a Building Notice have been prepared on behalf of the applicants Mr. & Mrs. Gray by the agent KR.eativ: Architects Ltd.
- 1.1.2. This application is not for a Major Development, or for a building of more than 10 0 sqm and therefore does not require a formal Design and Access Statement under those requirements. However, depending on whether an ancillary dwelling within the same ownership and site is considered to be a 'Dwelling House' under the TCPAs (needs a D&A) or as Works to a House or Flat within a Designated Area (does not need a D&A), the following applies.

1.2. Proposed Development

- 1.2.1. The proposal is for the creation of an ancillary dwelling within an existing car-port of 80 sqm. This proposal does not involve the creation of any additional floor space.
 - 1.2.1.1. DESIGN PRINCIPLES AND CONCEPTS - A car port built in about 2004 (at the same time as a barn conversion that was approved under planning permission and listed building consent and listed building consent) was Building Regulation approved (see attached), the completion certificate states that planning permission was not required and was therefore not sought. The car-port proved surplus to current requirements. With the addition of an enclosed front elevation, internal walls and drainage it has been, with the approval of the Building Control Officer, converted to an ancillary dwelling for a family member. The completion certificate for the works is also included in the application.
 - 1.2.1.2. STEPS TAKEN TO APPRAISE THE CONTEXT - The building regulation approved building within the curtilage of a listed building (Grade 2) is hardly visible from any public highway (or land) has now been given a continued life without needing to demolish it. Under many of the permitted development guidelines it is only the fact that it lies within the curtilage of a listed building that would require planning permission to be sought.
 - 1.2.1.3. POLICY ADOPTED AS TO ACCESS - The building has been approved under Part M of the building regulations current at the time the work was carried out. There were therefore no consultations or issues about access.
 - 1.2.1.4. SPECIAL ARCHITECTURAL OR HISTORICAL IMPORTANCE OF THE BUILDING - None. The building built in 2004 lies within the curtilage of the main dwelling that is listed as being of Grade 2 importance. There are therefore no physical features of the building, constructed in 2004, that would justify its designation as a listed building in it's own right.
 - 1.2.1.5. THE BUILDINGS SETTING - has not altered from that of the car-port granted Building Regulation Completion Certificate in 2004.

1.3. Summary

- 1.3.1. By using an existing vacant building the proposal is sustainable, low carbon and improves the vitality of Pinchbeck as a village without adding to the quantity of built floor space to or within the curtilage of a Grade 2 listed building.