DESIGN & ACCESS STATEMENT

CONVERSION OF A SINGLE ONE-STOREY DWELLING HOUSE INTO TWO DWELLING HOUSES

AT

29 HOLBURN ROAD
SPALDING



CONTENTS

1.0 INTRODUCTION....3

2.0 ASSESSMENT....3

2.1 PHYSICAL CONTEXT....3

3.0 SOCIAL & ECONOMIC CONTEXT....3

4.0 PLANNING HISTORY/INVOLVEMENT....3

5.0 PLANNING POLICY....4

6.0 DESIGN....4

6.1 USE....4

6.2 AMOUNT AND SCALE....5

6.3 LAYOUT....5

6.4 LANDSCAPING....5

6.5 APPEARANCE....5

6.6 ACCESS....5

7.0 CONCLUSION....5

APPENDIX A
SITE PHOTOGRAPHS

1.0 INTRODUCTION

This design and access statement has been prepared in support of a detailed planning application for the conversion of an existing 4 bed dwelling house into two, 2 bed dwelling houses. This will be achieved by converting the existing garage and bedroom and the construction of a rear extension to the garage, all within the curtilage land owned by the residents of 29 Holburn Road, Spalding.

2.0 ASSESSMENT

2.1 PHYSICAL CONTEXT

The site is located on previously developed land in the existing garden of 29 Holburn Road, in the town of Spalding. The applicant currently owns the existing dwelling at 29 Holburn Road, which they currently occupy.

Site photographs are enclosed within Appendix A.

Existing Boundary Treatments

The South East boundary to the front of No. 29 Holburn Road currently has no boundary treatment. The South East, North East and North West boundaries are all enclosed with a 2 metre high close-boarded fence. To the rear of the property, immediately behind all of the bungalows on that side of Holborn Road, there exists a swathe of land which all the properties have access to via their own rear gates. In some instances the occupants even have their gardens completely opened up onto this piece of land which is maintained and owned by the South Holland Internal Drainage Board.It is approximately 6 metres wide, and a no-build zone as it is an easement for a large underground drain.

It is proposed that rear access to the garden of the new dwelling house (29A) be via a shared access alley way down the left hand side of the existing dwelling, with a gate into the garden and then a gate at the end onto the rear land. The new dwelling could simply have a gate to the rear in keeping with the rest of the properties and access to the front would be via the clients existing alleyway, to which they would permit a right of way for the future owners

Local Land Uses

The surrounding area to the site consists of a mixture of semi-detached single-storey residential dwellings with a mixture of off-road parking and garages.

3.0 SOCIAL & ECONOMIC CONTEXT

The proposed development will provide a much needed new family home in this established residential area. The sympathetic nature of this development will ensure that the amenity of neighbouring properties is not adversely affected.

Gaining planning permission to develop the site itself will not only improve the amenity value of the land, but will provide an affordable dwelling for the client's family to remain close-by whilst being independent to bring up their own family. However any residential development on this site will generally follow market values for dwellings in this area.

4.0 PLANNING HISTORY/INVOLVEMENT

Pre-application advice was sought prior to this application. A previous proposed floor plan was submitted to Mrs Tracey Meachen, a planning officer at South Holland District Council. This was in order to establish a principle by which the development would take, in accordance with the planning authority's recommendations. The previous proposal was to divide the property into a 3 bed and a single bed dwelling house.

Mrs Meachen did however have the following reservations on that particular form and layout:-

"- The existing hard surface area is already used for the parking of the existing dwelling. However, the conversion into two dwellings may increase the number of cars parking along the frontage and may be considered to cause unacceptable visual harm to the appearance of the street scene ; and
- The proposed layout is problematic creating a substandard level of accommodation for the additional dwelling, with small room sizes, a main entrance that opens directly into the lounge, and no access from the rear garden except through the house"

These comments were duly noted and the current proposal has been amended to take into account these suggestions. The advice was taken to put forward a proposal where both properties were more equal in proportions and generously sized. The front porches have been removed (as recommended) and the new dwelling matches the existing in as much there is an internal lobby from the front door to the lounge and a rear projection for the kitchen.

All rooms have access to an external wall with windows, thus maximising natural daylight.

The planning officer has agreed that the current proposal is an improved scheme, although pointed out that the neighbour (at No. 31) may object to the window during the consultation stage.

The window to the bathroom will have obscure glazing, with only a small opening top fanlight, negating any over-looking issues. With this being said the aspect of this window looks onto the neighbouring driveway and not any habitable rooms. The client has had preliminary with the neighbour at No. 31 regarding the proposed window and hipped roof, and they have no objections to the proposal at this stage, although of course will be consulted through the planning process, where they will have the opportunity of reviewing the proposals and raising any necessary comments formally.

Further consideration has been given to the occupants at No.31 by providing a low level, hipped roof over the existing garage and extension, in order to prevent the proposals being to over-bearing in nature.

5.0 PLANNING POLICY

The proposal complies with all national and local planning policies which includes the following specific policies and local development strategies.

National Policies

PPS1 sets out the overall planning policies necessary to deliver sustainable development throughout the planning system. It encourages sustainable development by means of high quality design and inclusive access. Our proposal meets these criteria by guaranteeing a high quality design in keeping with the area, whilst ensuring inclusive access.

PPS3 highlights the need for housing being developed in suitable locations with the priority for the development being on previously developed land and buildings.

The proposed development site meets this criterion in using existing land to provide a much needed, affordable home in an established residential area.

6.0 DESIGN

6.1 USE

As previously stated the proposal is for the conversion of an existing 4 bed dwelling house into two, 2 bed dwelling houses, by converting the existing garage and bedroom and the erection of a rear extension to the garage. As the site is situated in an already established estate in Spalding, the residents of the new dwelling will have the benefit of all of the existing community amenities currently in place.

6.2 AMOUNT AND SCALE

The scale of the proposed dwelling is that of a traditional 2 bed bungalow with separate lounge and kitchen diner whilst the elevations remain in keeping with the existing bungalows on the street. The removal of the flat roof to the existing garage and replaced with a hipped roof will much improve the front elevation of the existing property. The entrance door and lounge window will mirror that of the existing. See view 3 in appendix A.

The proposal will be constructed on the existing building line of 29 Holburn Road, to maintain a coherent street scene. It has also been designed so that it has no adverse effect of the neighbouring properties. The positioning of the projection to the rear of the property exactly follows the building line of the existing garage boundary line between No. 29 and No. 31.

6.3 LAYOUT

The accommodation of the proposed dwelling comprises of an internal porch, lounge, kitchen-diner, family bathroom and two generously-sized bedrooms, based on the internal layout of the existing property.

6.4 LANDSCAPING

There is no change to the existing soft landscaping. A 2 metre high will separate the properties to the rear to match the existing boundary treatments. A dropped kerb will be required to the front hard landscaping to provide direct access for the new dwelling.

6.5 APPEARANCE

The external appearance of the proposal is in keeping with the existing properties which are a mix of gabled-fronted and side-gabled elevational treatment. The line of the bungalows, are all level and this will not alter with the proposed development. The design incorporates a variety of architectural features that are present in the neighbouring properties. These include:-

- White, uPVC, double-glazed windows and entrance door to match neighbouring properties.
- Grey uPVC rainwater goods to match existing.
- Grey concrete interlocking, tiled roof.
- London Brick Cotswold facing brick to match existing.
- White uPVC fascias and soffits.
- Gable projection to kitchen-diner to match existing.

6.6 ACCESS

The existing and proposed properties will be provided with access suitable for two vehicles and a new dropped kerb onto the existing highway. Access to both properties are at FFL, both of which will create an inclusive design for disabled occupants/visitors.

7.0 CONCLUSION

Once completed, the new residential dwellings will provide two excellent family homes in an established residential estate. The proposed dwelling will blend in with its surroundings, create a uniform and aesthetically pleasing street scene with no detrimental affects to the neighbouring properties.

APPENDIX A

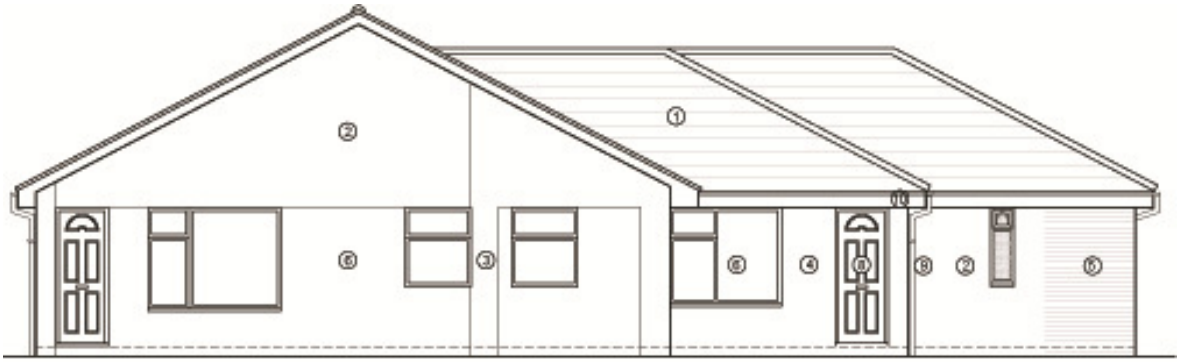
SITE PHOTOGRAPHS



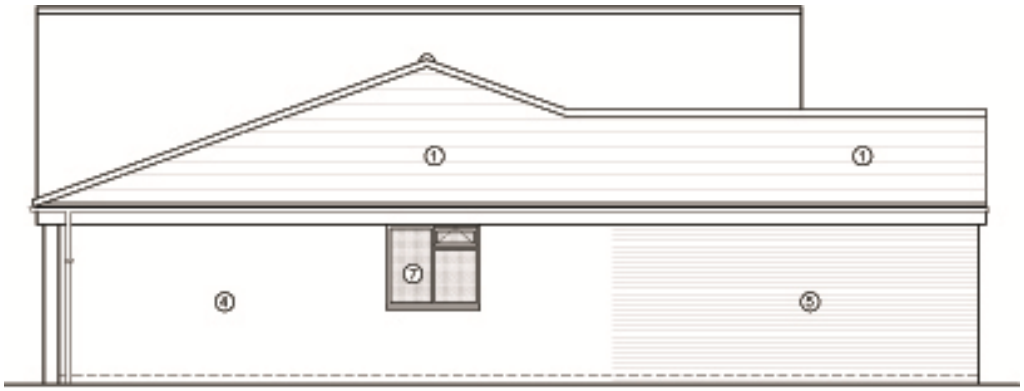
View 1: Existing Front Elevation to No. 29 Holburn Road



View 2: Proposed shared access adjacent No. 29



View 3: Proposed Front Elevation



View 4: Proposed Rear Elevation