

DESIGN & ACCESS STATEMENT FOR PROPOSED CONVERSION OF EXISTING OUTBUILDINGS INTO TWO RESIDENTIAL UNITS AT LAND ADJACENT EAST ELLOE (WELLAND HOUSE) 30 HIGH STREET SPALDING, Lincs PE11 1 UB

DESIGN STATEMENT

Use:

The site consists of existing outbuildings which have been previously used for storage, there are two buildings Unit A to the front of the site which is a single storey and Unit B which is two storey.

The proposal is to generally retain the existing original fabric, whilst allowing a sympathetic conversion of the two units.

The front elevation of Unit A fronting High Street is to retain its original form, with the existing vehicle gate being replaced with a vehicle and pedestrian gates.

It is proposed to form a modest residential unit to the front unit, and a more spacious dwelling to the rear unit.

It is proposed the conversion works and replacement covered parking will be an enhancement to the site and its surroundings.

Amount:

The proposal is to form a modest single storey two bedroom residence to the front unit, which will have a open Living/kitchen area and separate bathroom. The front unit (Unit A) would have a gross internal floor area of 39.8m². A small amenity area would be formed to the rear.

The proposal to the rear unit would be to form a two storey three bedroom residence, with which will have a open Living/kitchen area and separate bathroom. The rear unit (Unit B) would have a gross internal floor area of 140.5m² over the two floors. A large private garden would be provided.

Layout:

The proposal is to generally retain the existing external fabric with only minor, fenestration changes. The single storey unit is proposed to make use of the existing structure, with two bedrooms being created the extremes of the building with an open living/kitchen area sited between.

A single existing side door is proposed to be amended to a window, whilst a second side door will become the entrance directly into the Living space.

The two storey unit is proposed to reuse the existing external walls and main internal masonry wall, there would be a formation of three number bedrooms at first floor along with bathroom and en-suite all facing south/west.

The ground floor make use of the existing door openings to form doors to the Living and Entrance hall. The Ground floor would be have a Living room, wc, utility and Dining/kitchen all served off the entrance hall.

The existing drive would be partially redeveloped into private garden area.

Scale:

The existing building scale will be unchanged by the proposal, with an enhancement to the existing side elevation. The existing timber clad garage would be proposed to be replaced with amore open timber frame car port style covered parking.

The proposal will not effect the scale of the existing Listed building or the neighbouring dwellings.

Landscaping:

The site has no established planting as it is made up of buildings and an external hardscaped drive. It is proposed to redevelop the drive in part to form a private garden and a small amenity area to the residences.

The garden is proposed to have a grassed area, a planting area as well some hardscaped paving.

Appearance:

The external appearance is to be enhanced with the rear unit being decorated in the same form as the existing listed building, the unit is to have a window re-established at first floor level, which was previously partially infilled, also two further upper windows to be installed directly inline with ground floor existing windows to form grater balance.

The existing timber doors are to be replaced with timber doors and glazed and timber boarded panels. Existing painted windows are proposed to be replaced with timber glazed units which will be double glazed.

The existing painted timber clad garaging is proposed to be replaced with timber frame and timber clad all to be stained.

The existing metal clad vehicle access doors to the drive are to be replaced with close board timber fencing and single access gate.

The front unit is proposed external finish is proposed to be retained, with the exception of some small infill where a door is to be partially infilled and adjustment to window fenestration to the side elevation. All making good to match the existing.

The main vehicle entrance gates are proposed to be replaced with a smaller vehicle gates and a pedestrian gate, the gates would be formed in the same location as the existing and also in the small wrought iron format.

Parking:

The existing private parking area located on High Street directly opposite the site has at present provision for six number car spaces, it is proposed that max two number of these will be allocated parking for the front residential unit.

The existing parking on site is proposed to be improved with the closed garaging being replaced with a partially open carport for parking for the rear unit.

ACCESS STATEMENT**Scope of Works:**

The project is to provide suitable access arrangements for the new residential use units being provided.

Guidance and legislative standards:

The following guidance and legislative standards were used as the basis for design decisions:

- Disability Discrimination Act 1995
- Current Building Regulations with particular reference to Parts B (Fire) and M (Access)
- British Standard 8300 (Design of buildings and their approaches to meet the needs of disabled people – Code of Practice)

Project Brief Stage:

Consultation with client at the initial stages of the project to establish the level of accessibility required so the development of the design could take full account of their requirements.

It is proposed that the access arrangements internally within each unit, will have ground floors levels which will allow free access for both able bodied and wheelchair users alike.

External access is to be improved to ensure safe a passage for each unit.

Design Stage:

The design of the proposed works has been developed taking into account the guidance and standards referred to above and the level of accessibility agreed with client. Provision for the following has been included:

- Access to the site will be via the existing access point from the High Street, dwelling access will be via existing side access doors which will become the entrance doors. The external access points are all to have low accessible threshold levels.

- Internal access is to be improved, the ground floor levels being adjusted and being carried through.
- Means of escape: the provision of a safe means of escape is to be provided via compliance with Building Regulations Approved document Part B.
- Door widths and openings: all to meet minimum requirements of Approved Doc M and BS 8300.

Prepared on behalf of Mr J Parnell

On 18th March 2015