

DESIGN & ACCESS STATEMENT

Application: Proposed workshop conversion to dwelling, including lifting of existing roof.

Site: Workshop rear of No.9 New Road, Fronting King Street, Sutton Bridge, Lincs, PE12 9RB.

PHA ref: 7089/DAS/B

INTRODUCTION AND THE SITE

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwelling respects the local context that it will integrate with.

This application is a detailed planning application, seeking approval for conversion of existing workshop building to a 2-storey dwelling with rear courtyard, within the heart of the town.

This planning application is being made on behalf of the site owner Mr Bissett, and is a re-submission of refusal ref: H18-0655-24, handled by the previous agent. A detailed planning application route was chosen this time, rather than Outline so that full details for the proposed could be committed, showing how the building can be successfully converted without adverse impact upon the surrounding area.

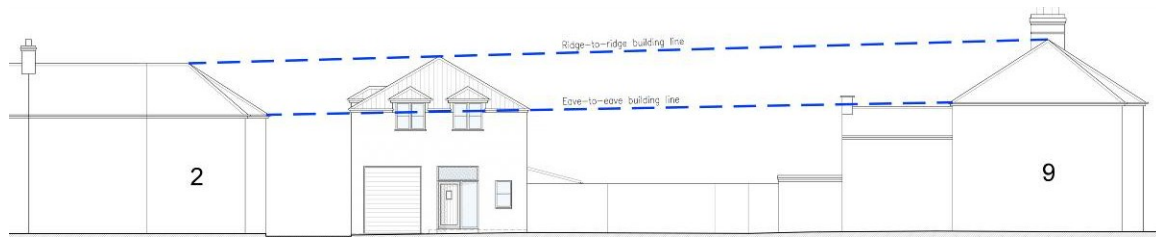
There were 2 reasons for refusal, related to the indicative design put forward, impact upon the surrounding character and neighbour amenity, and insufficient on-site parking. These issues were exacerbated by the requirements of the flood risk assessment to lift floor levels to almost 1m above existing floor level.

This re-submission aims to address these concerns through a revised proposal.

DESIGN AND SCALE

Please see detailed drawings submitted with this application. All drawings are based on a highly accurate topographical survey drawings of the existing, including building heights.

The proposed design put forward with this application has been carefully considering to integrate within the street scene along King Street, the proposal's eaves/ridge height following the average height line between the neighbouring buildings, No.2 King Street and No.9 New Road.



Proposed street scene – Not to scale

The overall building height has been kept to a minimum, whilst at the same time incorporating the floor level requirements set by the Flood Risk Assessment. A hipped roof design has also been chosen to match the general character found on the older properties on the Northern side of King Street. A 2m lift is proposed to the eaves/ridge height to accommodate the 2-storey 3-bed dwelling, as shown on the street scene and section drawings provided.

The hipped roof design also lessens the impact of the roof in all directions and reduces the overall mass – compared to the much taller and gabled design from the previous submission.

The officer's report from the last application refers to proposal's 'harm' upon the existing character and appearance of the area. As this proposal is now conversion of an existing building, we consider that any potential harm should be considered against the existing building height, considered the 'back stop'. The illustration below compares the existing building to the proposed conversion, showing how little impact the extra 2m of height will have on the street scene.



Proposed massing plan showing existing building in pink – Not to scale

The existing building is considered structurally sound and worthy of conversion. The building is technically tall enough to incorporate an intermediate floor within it to enable conversion to a small dwelling without lifting the roof, but in order to make it a high-quality 3-bed dwelling and more commercially viable, the extra 2m of height is the preferred option.

The benefits of converting the existing building outweigh a complete new-build on this site. The main benefit is that retention of the existing walls means there will be virtually zero low level impact upon the surrounding area of highways and neighbouring land, all works at ground floor level will be internal. The additional 2m height can also be added from within the building.

The first floor layout for the proposed dwelling aims to reduce impact upon nearby residential amenity. All bedroom windows are located on the front and rear elevations. First floor windows on the side elevations have been limited to frosted windows only, to prevent any overlooking.

In terms of amenity space, the total site area (in red) is 138.00sqm, the area reserved as external courtyard is 47.60sqm, which is 1.60sqm over the 1/3 design guide for private amenity space for building plots. (This doesn't take into account the site's urban setting, where this rule is often relaxed due to the close proximity of the town and its public amenities).

EXTERNAL MATERIALS

To ensure a high-quality finish, it is proposed that the new and existing walls will be rendered in white. This material choice is considered in keeping with other painted brick and rendered properties within the immediate area, and will ensure the proposed works and increase in height remains seamless.

The roof will be grey slate, to match all other buildings within the immediate area. Similarly, the windows will be white UPVC.

USE

The existing site/building has had various commercial and light industrial uses over the years. Its last use was related to a car workshop, including car repairs and restoration. The surrounding area of King Street is predominantly residential and the building's current 'unrestricted' use is considered to be a non-confirming use for this area. We consider conversion to residential to be a far more appropriate use for the area, given the close proximity of residential neighbours and amenity.

The proposed use of the site will be residential. All commercial uses will be removed from the site.

The application site falls within the defined settlement area boundary for Sutton Bridge, and both local and national planning policy supports the principle of residential development within these areas and contribution to the housing supply need.

The site is also considered to be infill within the built form.

ACCESS AND PARKING

There are two existing access points into the building, one roller door faces King Street and the second roller door faces the side street on North-West side of the existing building. Both access points will be retained and incorporated into the design, as shown. As such, the highways impact is minimal.

The proposed 3-bed dwelling provides two on-site parking spaces – ensuring compliance with SHDC and NPPF parking standards. One parking space is integral, provided at the front of the building, as existing, and meets the 3x7m space requirement needed for it to be counted as parking space. The second space is an open-air space within the rear courtyard area and utilises the former building's door onto the side street as the entrance.

Within the entrance lobby of the dwelling there is also a Store Room at ground floor level, for cycle storage.

DRAINAGE

Both the foul and surface water discharge from the building will remain as existing.

FLOOD RISK ASSESSMENT

Please see specialist flood risk assessment submitted with this application, which recommends the proposed finished floor levels within the proposed conversion, and flood resilient construction.

The main habitable rooms on the ground floor have been lifted to 4.65m OD, and all bedrooms are located at first floor level, at 7.19m OD.

No objections were raised under the previous submission by the EA, drainage board, or planning officers in respect of flood risk.

CONTAMINATION

Despite the site's previous use, the existing concrete slab within the building will be retained, and no excavations are necessary. There will be no exposure to subsoils as

part of the proposed conversion, as such, there is no justification for a contamination report.

ECOLOGY & BNG

The existing building is well used, it is watertight and sealed with windows/doors. There are no signs of holes or damaged roof/wall parts, it is therefore unlikely a bat/bird/owl could enter the building other than when the principal doors are open.

The building's internal structure is exposed. From our visual survey, there was no signs of nests nor nesting. There were also no signs of droppings discovered during our visit. As such, no ecological impact is anticipated by this proposed development.

The proposal is also considered to meet the De Minimus exemption in respect of Biodiversity Net Gain (BNG) as the existing building and floor slab is being retained and the works do not affect more than 25sqm of habitat.

PHOTOGRAPHS



Front view of existing building from King Street



Front/Side view of existing building from King Street



Rear/Side view of existing building from side street, looking towards King Street

CONCLUSION

This application seeks approval for a low-impact conversion development to create 1 dwelling. The site is located within the development area boundary for Sutton Bridge and create a family home to help sustain local amenities and local housing need.

The proposal will aid the removal of a non-conforming use within a residential area to enhance the area and removal possible amenity conflicts between the two uses.

The site's location within the DAB means that the principle of development on site is supported. All other technical considerations have been addressed under this submission, as such development on this site is considered acceptable.