

DESIGN & ACCESS STATEMENT

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HERITAGE STATEMENT

PA/2016/0053

DEVELOPMENT CONTROL SECTION	
02 FEB 2016	
Referred To	DATE RECEIVED

TO ACCOMPANY PLANNING APPLICATION

FOR

PROPOSED TWO STOREY REAR EXTENSION

AND

ACCOMMODATION WORKS AT

61 MAIN STREET

SAXBY ALL SAINTS

Near BRIGG

NORTH LINCOLNSHIRE

DN20 0PZ

THE SITE

The existing property is approximately 160 years old (built circa 1850) and site lies within a Conservation area in the village of Saxby All Saints. The property comprises of a two-storey and single storey brick built 'cottage style' building, painted cream with a clay pantile tile roof. It is situated on Main Street and the property frontage is set back approximately 12 metres from the highway, unlike its two neighbouring properties which both 'front up' to the highway. There are (3No) existing trees and (3No) sheds at the front and side of the site which are to remain in place. Refer to Block Plan Drg No: 001 for details.

LAYOUT

The existing layout comprises of 2No lounge style rooms at ground floor level at the front of the building with kitchen and pantry located within the single storey part of the dwelling located at the rear. The fireplace and stairs are situated at the centre of the building. The two entrance wooden doors are located at the front and side of the property and all windows as white wooden 'sash style'.

The proposed layout consists of the demolition of the existing single storey part of the dwelling at the rear and replace with a two storey extension. The proposed layout will incorporate the provision of a lounge and playroom at the front with kitchen / diner and bathroom and utility at ground floor level with patio doors leading to a new patio at the rear. The first floor will consist of 4No bedrooms with 'jack & jill' style bathrooms. For ease of layout the existing fireplace is to be moved from the centre of the building to the side (South Elevation). All new windows will match the existing wooden sash style windows located at the front of the building in layout size and scale unless certain window sizes dictate that wooden windows cannot be used for this style. If so, good quality UPVC windows could be used as an alternative (cream colour to match existing). The new roof tiles will match the existing clay pantile roof tiles in style colour and texture.

SCALE

The existing dwelling has a total area of **65m²**. The proposed dwelling has a total area of **90m²**. This shows a **38% increase** in size. However, the proposed dwelling is only **7%** of the plot size. The size and scale of the proposed extension and alterations are in keeping with the size of the plot (**1,194m², 7%**), character of the surrounding conservation area and adjacent buildings. The scale of the proposal in its context is therefore entirely appropriate in this instance.

LANDSCAPING (SEE BLOCK PLAN DRAWING No: 001)

Due to the sites sloping topography, to facilitate the installation of the extension and patio area, the existing grass verge abutting the (demolished) single storey building will need be excavated and a retaining wall will be required to be built (to retain the earth behind). The retaining wall will be painted cream to match the house. The new concrete slabs will match the existing slabs at the side of the existing property in style/colour and texture (samples to be sought prior to approval at building regulations stage)

DESIGN APPEARANCE/IMPACT

The proposed design and materials specified are consistent both with the Character of the street scene and the wider conservation area neighbourhood. The proposed rear extension is widely considered to have the least impact on adjacent properties in terms of over bearing impact or overshadowing. It is therefore considered that there will be no significant material loss of amenity for either adjacent neighbour brought about by the introduction of the extension as proposed. The property frontage is to remain and all works are carried out at the rear of the property.

Accommodation works at the front of the property to allow off street parking. The existing gated entrance and dropped kerb are to remain in place. Minor alterations are required within the highway to replace grass verge at the rear of footway with tarmac hardstanding to match existing footway (specification to highways approval). The existing grass verge within the property boundary is to be replaced with Grasscrete (see picture below). This provides the structural integrity required but also enables grass to grow through the product, to mimic the existing layout as much as practically possible.



APPRAISAL CONTEXT

As noted above, the site lies within the boundary of the Saxby All Saints Conservation Area, designated to protect the special area of architectural or historical interest, the character or appearance of which it is desirable to preserve and/or enhance the conservation area.

The proposed development as described above is to add a two storey extension to the rear of the house. The extension has been designed to create more architectural interest in the building and enhance its general appearance within the street scene and wider area.

As the house is set so far back from the road and thus from the nearby Listed Buildings it does not form a prominent building within the street scene or the Conservation Area. The location of the host building and the nearby listed buildings also mean that they are not easily seen in the same view from the road. The

proposed extension seeks to improve its general appearance and design quality, embracing the conservation principles of preserving or enhancing, in this case enhancing.

ACCESS

The site is accessible by vehicle and foot alike along the B1204 Main Street and is located approximately 6 miles south-west of Barton Upon Humber and 8 miles north of Brigg. Access to the site for construction purposes shall be undertaken in a responsible and courteous manner sympathetic to both the historic listed buildings noted above and all neighbouring properties.

CONCLUSIONS

The proposals shall have a limited and acceptable impact on the adjacent buildings and conservation area. Pre-application discussions with North Lincolnshire Council's Planning & Conservation Officer have served to influence the proposals and provide an acceptably mitigated well designed proposal. The proposal is well detailed and well designed to be sympathetic and in-keeping within the setting of Main Street and the village of Saxby all Saints conservation area and whilst the proposal will not be readily visible from the street scene it is considered to be of a high design standard that it shall lightly and charismatically enhance the area, and not detract from it.