

PA/2018/501

Mr & Mrs K Rowbotham,
Alterations, extensions and new attached double garage,
61 Main Street,
Saxby all Saints,
Brigg, N Lincs,
DN21 4BD

Design and Access Statement

JD Associates (Design Consultants) Ltd
3 St James Road,
Brigg,
N Lincs,
DN20 8DU
March 2018

1) Introduction

The existing property is more than 150 years old, which is on the North-East side of the main road through the village and within both the Development and Conservation areas of Saxby all Saints. The main dwelling is a two storey brick built cottage style building with a parallel single storey lean-to section at the rear. The dwelling is set well back from the road and slightly elevated making it an imposing dwelling.

2) Development Overview

The dwelling has not been maintained to a good standard over the last few years, mainly due to ill-health. The dwelling comprises a small kitchen with a large walk-in pantry at one end in the lean-to section. The ground floor comprises two reception rooms with an extremely steep and winding staircase towards the rear of the main dwelling. The first floor comprises two bedrooms with a central bathroom. It is proposed to demolish the single storey lean-to section accommodate a new two storey extension at right angles to the rear of the existing dwelling. The new extension will comprise a dining-kitchen, ground floor toilet and utility at ground floor level with two new bedrooms and en-suites at first floor level. Additionally at the North West end of the existing dwelling it is proposed to incorporate an attached double garage with bedroom above. A completely new staircase will be incorporated in the new rear extension to enable it to fully comply with Buildings Regulations. The first floor in the existing dwelling will remain very similar to the existing layout. The roof of the existing dwelling will be raised to provide a slightly increased headroom at first floor level which presently is very low. The roofline of the proposed extension will be slightly lower than the original dwelling to reflect its status as an extension to the original, also it is proposed to construct parapets to both gables above the existing pantile roof which exists on many dwellings in Saxby. The gable wall above the attached double garage should co-ordinate with existing dwellings to both sides. It is proposed to totally remove from site the detached pre-fabricated timber and asbestos garage towards the rear of the site. The detached brick outbuilding will be fully restored back to its original condition including making good the roof and finishing it with natural clay pantiles.

3) Planning history

There is only one known Planning Permission granted to this property which was approved in 2016 (PA/2016/1572). The permission granted was also to demolish the single storey outbuilding at the rear and replace it with a similar two storey extension at the rear as the present application.

4) Appearance

The frontage of the existing dwelling will remain almost unaltered by the proposed development, the main difference being to replace the 60's style windows with new timber windows more in keeping. The existing dwelling has been altered and extended at some time in its early history using a variety of bricks which have been painted to mask the mismatch of brick sizes. It is proposed to cover the whole of the existing remaining exposed brickwork with external insulation and finished with a self finish smooth render in off-white. The underside of the brick foundations to the front main wall are virtually at ground level, it is proposed to construct a new concrete strip foundation under the existing spread brick footing at a depth of approximately 750mm below ground level and then construct a dwarf brick wall approximately 500mm above floor level capped with two courses of natural clay plain tiles. In order to provide continuity, it is proposed to replicate this feature to all external faces of the existing dwelling and around the double garage. A new stairs will be built in the proposed extension to enable it to comply with Building Regulations thus enabling the front door to be maintained in its present position.

All existing doors, door frames and window frames will be replaced in timber units complete with double glazed units. In order to comply with Building Regulations the two windows to the front elevation of bedrooms 3 and 4 will be slightly enlarged to comply with escape window requirements. The feature window in the gable wall of the dining-kitchen and bedroom 1 will be constructed in solid oak and all other doors, door frames and windows in the new extension will be in wood to match throughout. The existing chimney, which has been rebuilt previously in modern bricks, will be replaced with a lightweight glassfibre unit of similar size and finished with matching facing brick slips, Wienerberger Retro Barn Stock.

5) Landscaping

As indicated earlier, the site slopes up from the main road and the ground at the rear of the dwelling will have to be lowered not only to accommodate the rear extension but also to reduce the ground around the rear of the existing building. As indicated on the drawing accompanying the application it is proposed to batter the sides of adjoining areas finished with grass to provide a natural looking feature. No trees nor hedges will be affected by the proposed works. A full programme of landscaping is proposed at the rear of the dwelling to improve both the outlook and attract wild life.

4) Access

The new driveway will be constructed in block pavers with a turning facility to comply with Highways regulations. The turning facility will be constructed with grasscrete to protect the tree roots of the tree near the front boundary (see Arboricultural report). The present access point complete with dropped kerb off the main road will be retained.

5) Discussions with North Lincs Planning & Conservation officers

Pre-app discussions have taken place with North Lincs Council Planning officer and indirectly with the Conservation officer to discuss the proposed alterations and extension prior to making a formal application.

6) Development Plans

The whole of the site lies within the adopted 2016 North Lincs Council Housing and Employment Land Allocations Development plan and Conservation Area plan for Saxby all Saints.

7) Flood Risk

The whole of the site lies within Flood Risk Zone 1 which is the lowest rating available and therefore there is no requirement for a flood risk assessment.