

Design & Access Statement.

Proposed Dwelling,
Land to the rear of,
37-39 Watling Street,
Leintwardine,
Leominster,
Herefordshire.

Inklines Limited.
Two Roofs,
School Road,
Clun,
Craven Arms,
Shropshire. SY7 8JQ.

November 2017.

Ref.No. 17/963/C.

Introduction.

The following statement is the design & access, which is a requirement of all Planning applications submitted to the Local Authority that are within the Conservation area of Leintwardine. The proposal is to gain permission for an open market dwelling on this plot. It is the intention of the applicants to remove the existing portal frame build which will allow a greater area for the new build & amenity area as well as retaining parking for the existing office as well as the retaining the amenity space for the existing dwelling.

Use:

My client owns this property which is in the Centre of Watling Street, Leintwardine. The whole of this street is a traditional period street of great architectural quality. The street offers a mixture of materials which make up the Leintwardine Conservation area. Within the central core of Leintwardine is the Bravonium Roman fort, however the site is not included within this area. The site is accessed off Watling Street on the road known as Wardens Lane which provides vehicular access to the site & other properties as well as a footpath. The existing property 37-39 is a former shop which was run by the residents of the house. The shop has been closed for some time now but the property has been privately let as a residence for some time. Adjoining the house is a office currently occupied by an accountant on the ground floor with a private flat on the first floor. The part of this structure is a traditional build with slate roofs & brick walls with a rough cast render finish to the walls. Adjoining this build is a steel frame building which has a corrugated sheet roof & walls with brick walls. The walls have are either painted brickwork or rendered. The Accountant has spread into this building with the first floor used as a storage area. It is intended to remove this building as it adds little to the historic setting of the settlement. The rest of the site is a hardstanding & garden which is used as parking & small rear garden for the residential part of the property.

The proposal will be a sustainable residential dwelling with 3 bedrooms & will be no larger than 91Sq.m of residential space. The new build will benefit from a direct sewer connection. The surface water will use permeable parking surfaces & taken to soakaway storage creates under the parking area. The proposal will also be a sustainable & eco-friendly building. This can be seen from the proposed design & use of materials. The internal structure will be in a timber frame to give an above average U value to the building. It is intended that this proposal will retain the existing house & first floor flat as well as the business but will allow the new dwelling to be created on land which is under used. The space will still allow parking to be kept for the business.

Amount:

The proposed new dwelling is considered to be acceptable as an infill plot on this land. Within the recent past a new dwelling was approved in Leintwardine which shares similarities with this proposal. (Ref.No. 162811.) After discussion during pre-application advice received from the Planning Department (170379/CE.) This proposal illustrated the possibility of two semi-detached dwellings on this site, this was seen as an overdevelopment of the site thus the proposal has been reduced to one dwelling to lessen the impact of the proposal. The Officer however stated “ in principle the development of the site is acceptable”. A further sketch proposal was submitted which follows closely the proposal submitted this proposal was seen by the Planning Officer & Conservation officer & the client was invited to make an application & the sketch was given support.

Due to observations made during the first application procedure (172802) additional information has needed to be added which includes information in connection with ecology & a tree report to be made for the site. Alterations have also been made to the design of the proposed building at this stage.

Layout:

This statement should be read in conjunction with the enclosed plans & photographs to see the overall layout of the building.

The proposed site is rectangular in shape with the actual plot size approximately 20.000m frontage & 10.000m site depth. The existing vehicular access will be as existing with cars being able to pull into the site off Wardens Lane, this will allow access to a parking area for two cars for the new house & and an additional two parking spaces for the existing business. It is intended construct a boundary wall using stone to allow for amenity space to be separated from the lane & this will allow a degree of privacy for the occupants of the proposed dwelling.

The design of the building is three bedrooms.

Scale:

The overall frontage of the new dwelling is 9.000m with an external depth of 6.000m. The eaves height of the South elevation will be 4.800m & 4.200m on the North elevation. The front roof slope will also be set at 40 degrees & the rear at 45 degrees. This is to reduce the impact the building will have on the gardens on the rear elevation. For clarification the footprint floor areas proposed will be:

No.37& 39.	97.000m.
Office.	38.500m.
First Floor flat.	38.500m.
Parking area.	37.000m.
Plot.	210.000m.

Appearance:

The proposed building has given due care to the planning policy of LG10, LG4, LG5, LG6 & LG8 which incorporates good levels of design. The existing properties within the settlement are a mixture of traditional dwellings & more modern buildings that have been built in recent years.

The proposal put forward is a more contemporary style dwelling but with design points used from the existing architecture. Some more modern dwellings within the settlement built during the 1980's & 90's are not sympathetic to settlement & it is hoped that his design is in keeping with the Conservation area. The proposal does not impact on the local surroundings. The main view of the plot will be from the Wardens lane as described on the drawings the lower eaves height on the North elevation & the use of roof windows have been used to lessen the impact of the dwelling on the gardens to the rear.

The mix of materials has been used to blend in with the local vernacular & images of these has been put forward to have these approved at this stage.

The proposal has been designed to be appropriate to its location & sensitive to its surroundings & not to dominate or overshadow neighbouring properties.

The whole build is intended to reduce the amount of CO2 emissions during its build & its life compared to the average building stock of the UK.

This new home will be built from super insulated timber frame construction using wood from sustainable sources & ideally locally sourced. The project will also produce a home that is a home that is a healthy living space for its proposed & future occupants.

Landscaping

The proposed works are not intended to greatly affect the existing trees & hedge row boundaries of the plot. The mature tree within the site will need to be removed as will the overhead power cable. The mature hedge along the rear boundary will be retained & not be

affected by the development. The land at the East of the site will provide garden space & be laid down to lawn & new stone wall will be built on the South boundary to give this space some privacy. The retention of the step in the site will allow the building not to be any higher than the road. Planting can be used to hide the existing block walls. Reference shall be made to the report prepared by Jerry Ross Arboricultural Consultancy.

Community Safety.

All external doors & windows will be fitted with correct locks & security devices for the protection of the occupants. The proposed fences & boundary walls will be required to give a level of security to the new build & the rear of the existing property. The proposed access will give a high safety standard for cars & pedestrians including disabled people.

Access.

The proposal will allow two parking spaces for the existing flat & office accommodation & two spaces for the new dwelling. The site leads on to the small access lane with the road junction on to Watling street. Wardens lane gives access to a number of properties at present & also is a public footpath, however, it is not a through road. Therefore the amount of traffic on this lane is very limited & the improvements made to this access will only be beneficial to the area.

The proposed hardstanding will be resurfaced with a compact material to give good inclusive access to all who use the building.

The proposed building will have a ground floor w.c. incorporated in to the design with doors opening outward & these facilities will conform to part M of the current Building Regulations. The whole of the works are intended to give inclusive access to all for the whole life of the building.

Images.



View of property looking towards Wardens Lane.



View of 37-39 Watling Street.



Further view towards Wardens Lane with buildings on left.



View of site with building to be removed on the left.



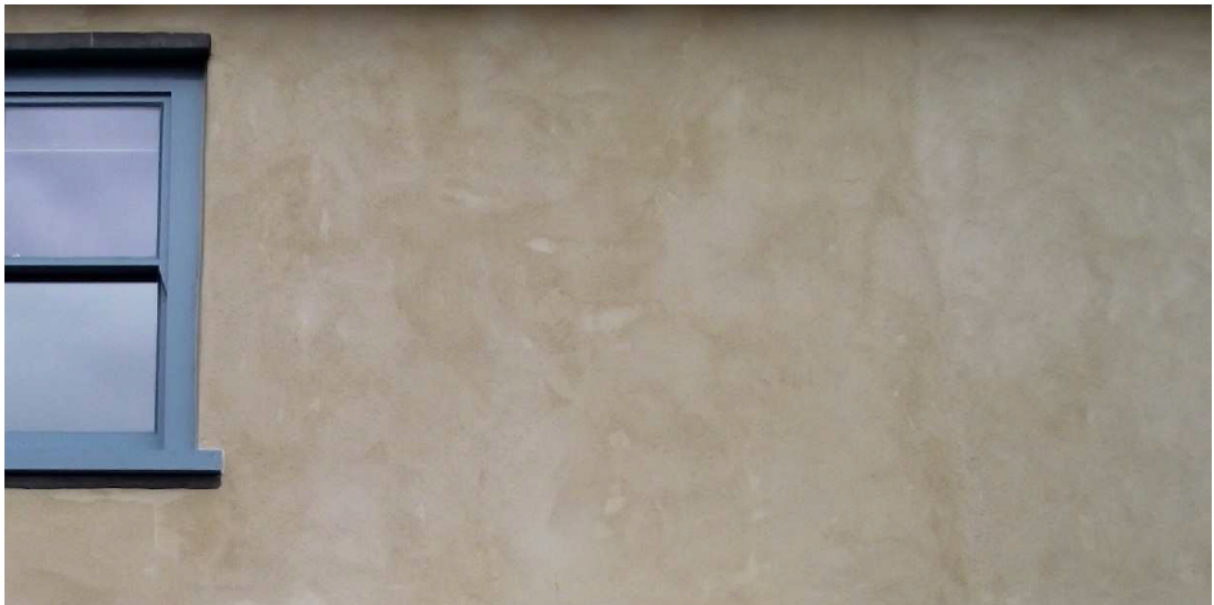
Portal frame to be removed on the left with rear access to property.



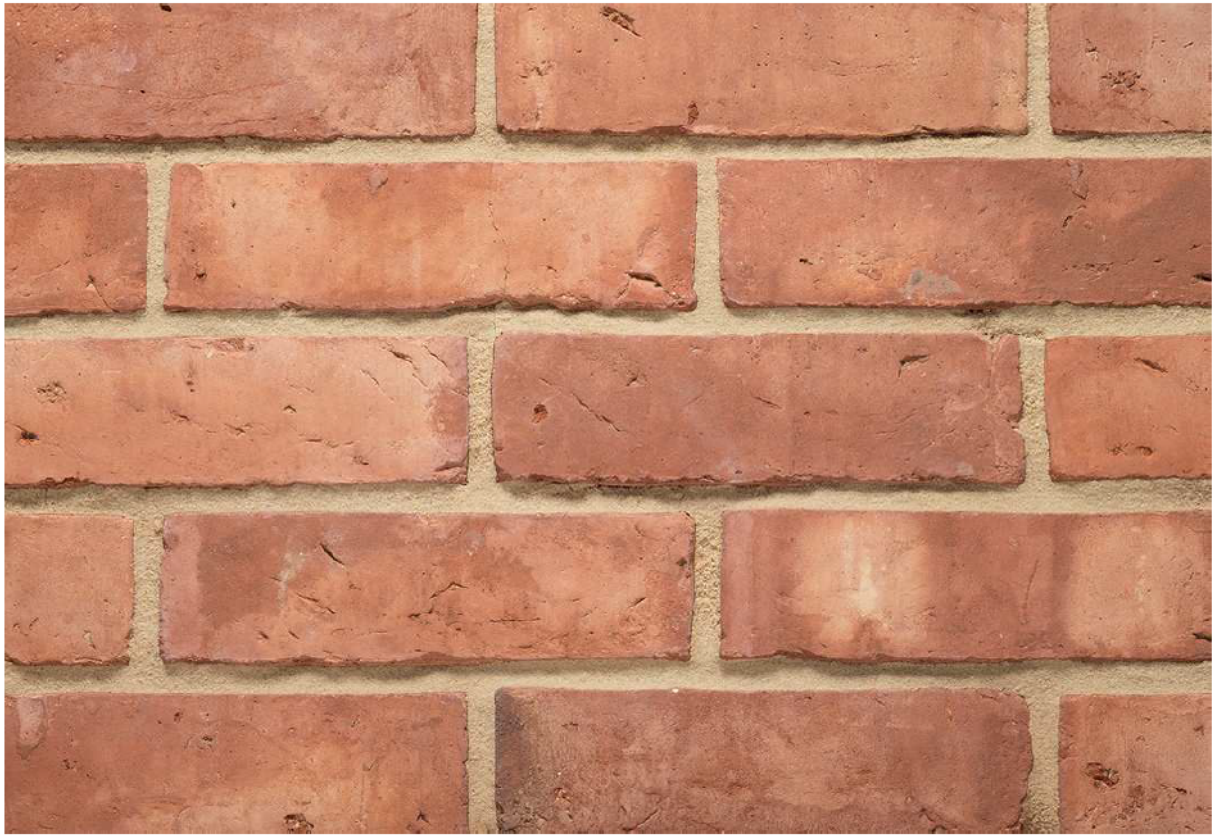
View back along Warden's Lane with modern house on the right & the site in the background.

Materials.

Walls :



Render lime plaster trowel finish.



Imperial hand made bricks for the proposed plinth & chimney.



Horizontal cedar shiplap boards.



Reclaimed slate for all roofs.



Velux conservation rooflights to the rear elevation.



Timber cottage casement frames.