

DESIGN, ACCESS & SUSTAINABILITY STATEMENT

Project No:	601	Project:	19 Robin Lane, Bentham, LA1 6AB
Client:	Mr & Mrs Luby	Issue Date:	06.01.21
Written by:	RA	Checked by:	SD

1.0 Location:

This application relates to 19 Robin Lane, Bentham LA2 7AB



2.0 Existing Site & Property:

The application site is accessed off Main Street, via Robin Lane.
The surrounding area is comprised of residential properties of varying ages and styles.

The closest building to the East is 14m, the North is over 18m, East 26m and South is over 36m to The nearest residential property. The property is a detached bungalow with a pitched roof. The bungalow benefits from an undercroft. The site slopes gently.

Mr & Mrs Luby purchased the dwelling and wish to better utilize the property to take advantage of the footprint and provide the accommodation they need as a family.

3.0 **Proposal Principles:**

This application seeks to gain approval alterations to the timber decking to the front of the property and alterations to a bay window. The attic conversion and rear dormer is proposed under permitted development.

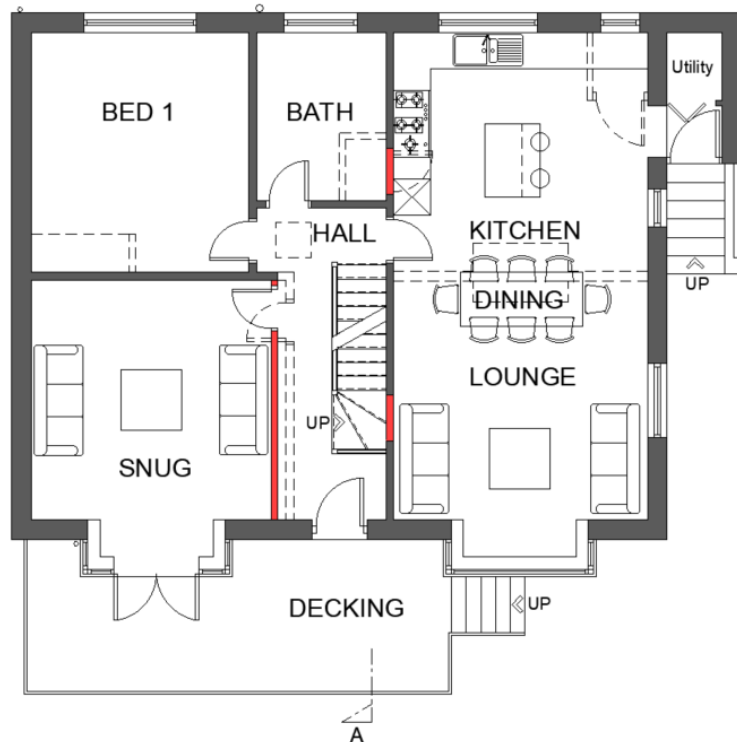
4.0 **Proposed Works:**

The existing ground floor is to be remodelled to provide an open plan kitchen / dining / lounge space and a separate snug with a new staircase to access the proposed first floor attic level.

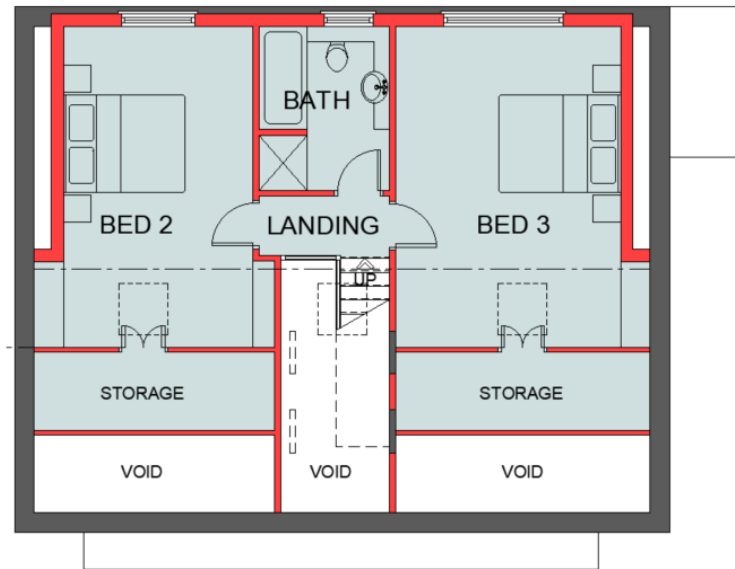
The snug will benefit from patio doors leading out onto extended timber decking.

The first floor will incorporate 2no bedrooms and a bathroom.

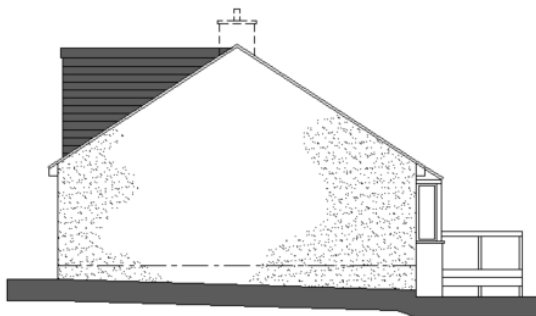
Externally a flat roof dormer to the North East will create more usable headroom.



GROUND FLOOR PLAN



ATTIC PLAN



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

5.0 Materials:

The external materials have been chosen to compliment the character of the dwelling and surrounding properties.

- Brown interlocking concrete roof tiles with matching ridge and dry verge system
- White UPVC fascia, soffit and verge
- White half round UPVC gutters and round downpipes
- White UPVC double glazed windows

6.0 Arboricultural and Ecological:

- No Ecological impact is expected as a result of these proposals.
- No Arboricultural impact is expected as a result of these proposals.
- A Bat Roost Assessment Report is not required.

7.0 Flood Risk Assessment:

The property is not designated as being within a flood zone as indicated by the Environment Agency flood mapping service.

8.0 Services:

All services required are already present within the building.

9.0 Refuse:

There is ample space for refuse and recycle bins are provided at the side of the parking areas.

10.0 Sustainable Design & Construction Statement:

The advantage of this scheme from an environmental perspective is that the scheme is redesigning an existing building to make better use of the building footprint.

This application is for the extension of raised timber decking with the dormer being permitted development. For the purpose of completeness, we have considered the development as a whole.

Waste and recycling:

As item 9.0.

Construction Waste and off cuts will be kept to a minimum to reduce waste to landfill.

Construction and Demolition:

The scheme reuses the existing building fabric, with the roof tiles being retained and retrospectively insulated. There will be minimal construction waste produced because of this proposal.

Flood Risk:

As item 7.0, no further surface water will be created because of the scheme and there is no additional hardstanding. There will be no effect on watercourses.

Development Ratings:

N/A.

Materials:

As item 5.0. Timber will be FSC sourced and building materials purchased from local merchants where possible. Windows will be doubled glazed and dormer cheeks will be insulated.

Energy:

The upgraded roof insulation to current building regulations will create a more efficient building fabric.

Pollution:

As this is a minor residential extension there will be negligible damage to the environment through air, ground/surface water, land, or noise pollution

Biodiversity:

There is minimal reduction in garden area, the only minor change is the raised timber deck area that will have no negative impact of the biodiversity of the site.

Secure Design:

The design and access to the dwelling remains the same with the addition of the new patio doors which will feature 5-point locking. Both doors and windows will comply with PAS 24 – 2012.

11.0 Highways:

At present the existing parking provides ample space for cars.

12.0 Impact Assessment:

The proposals are thought to have no detrimental impact on the surrounding dwellings, or character of the area. The scale, construction methods and materials proposed are all within keeping with the existing house and the surrounding properties.

The size of the existing plot is large enough to accommodate the scale of the proposal, without over development.



Entrance decking to be extended across left hand bay.

13.00 Visualisations:



Existing view from site entrance.



Proposed view from site entrance. Decking Not visible.