



DOWLMAN
Neil Dowlman Architecture

Planning | Design | Project Management

Design & Access Statement

Proposed Development

At:
Jubilee House
Waring Street
Horncastle
Lincolnshire
LN9 6DY

Job Number:
H/3397

January 2021

Architectural Consultants

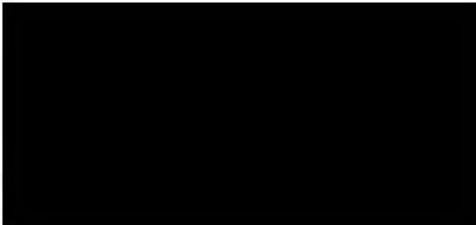


BOSTON 12-14 Main Ridge West, Boston PE21 6QQ t: (01205) 357272 e: boston@neildowlman-architecture.co.uk
STAMFORD 14 Barn Hill, Stamford PE9 2As t: (01753) 750322 e: stamford@neildowlman-architecture.co.uk
ALFORD 4-5 Church Street, Alford LN13 9EF t: (01507) 463953 e: alford@neildowlman-architecture.co.uk
HORNCASTLE 28 St Lawrence Street, Horncastle LN8 5DN t: (01507) 522899 e: horncastle@neildowlman-architecture.co.uk
LOUTH 62 Northgate, Louth LN11 0LY t: (01507) 501155 e: louth@neildowlman-architecture.co.uk
SKEGNESS 150 Wyle Office t: (01754) 980080 e: skegness@neildowlman-architecture.co.uk
**by appointment only*

Neil Dowlman ACAI, CBUI&E, RIBA, Managing Director, Neil Dowlman ACAI, Director,
 Gairny Ingham BA (Hons), 448623, Registered Architect, Chartered Architectural Technicians, FRCGS, FRCGS, FRCGS
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Proposed Development

Date:	January 2021
Project Number:	H/3397
Prepared By:	Neil Dowlman MCIAT, MCABE Managing Director Chartered Architectural Technologist Chartered Building Engineer
Checked and Approved By:	
Revisions:	-

DESIGN & ACCESS STATEMENT

The current use of the building is that of dental surgery to the ground floor and a flat on the first floor. It is proposed that the building will be extended and altered to form 5 no. dwellings together with demolition of the existing garage building to form parking.

The proposal also includes alterations to the existing access for pedestrians, vehicles and bin storage arrangements. The scheme seeks to continue the form of the existing building in that its frontage is maintained along the same axis to Jubilee Way in the form of a terrace.

The proportions are maintained as modest and commensurate with the existing building and grain of the nearby conservation area.

Due to the town centre location there are no proposals for soft landscaping other than maintaining the existing mature tree as amenity value together with rear garden spaces. The remainder of the site will be that of hard landscaping in the form of tarmac and flagstone paving.

It is proposed that the existing building would be improved to that of its current 1980's style in that the insertion of more vertically emphasised windows would be introduced to sympathise with the nearby conservation area as well as the existing brickwork being rendered in order to mask the unsympathetic brick colour when seen against the conservation area. The proposed extensions would be in a more sympathetic red brick, vertically emphasised sliding sash windows, blind windows, brick parapets and clay pantile roofing.

Floor levels will be maintained as existing however suitable access to individual dwellings would be provided in accordance with building regulations level threshold requirements and approach. The remainder of the site would remain at a constant level for access and manoeuvrability to aid disability requirements.

The proposal provides suitable vehicular parking for each individual dwelling and its siting gives access to transport links.