

David Dakin Architects Limited

7 Milner Street Newark Notts NG24 4AA [REDACTED]

Planning Department

Newark and Sherwood District Council

Castle House

Great North Road

Newark

Notts NG24 1BY

Dear Sirs

RE. Proposed New House, Pinfold Lane Averham NG23 5RA

BaileyLorraineDesignandAccess01, 18th January 2021 2020/139

DESIGN AND ACCESS STATEMENT: ERECTION OF DWELLING, PINFOLD LANE, AVERHAM, PREVIOUS APPLICATION REFERENCE NO. 17/02307/FUL

DESIGN AND ACCESS STATEMENT AND HERITAGE IMPACT

INTRODUCTION

We are resubmitting a similar proposal to that given planning permission 15th May 2018, application no. 17/02307/FUL. The site has now been purchased by my clients who wish me to submit a more appropriate design, that we believe is a much better option for the site.

In submitting the new proposal, we also want to satisfy as many of the conditional items not included in the first application, namely, materials, landscaping, boundary treatments etc.

We have had some informal correspondence with your conservation officer Mr Oliver Scott, who outlined what his previous concerns were with the first scheme.

We believe we have come up with a more comprehensive proposal that the conservation team can support.

David Dakin Architects Limited

7 Milner Street Newark Nottinghamshire NG24 4AA

THE SITE AND ITS CONTEXT / HERITAGE IMPACT

The site lies within Averham - an attractive historic village, approximately 11 miles from Newark.

Averham has a primary school, thriving church and a theatre. The site benefits from a regular hourly bus service during the day providing access to Newark, Southwell and Mansfield at times suitable for work, leisure and shopping trips. In addition, there are sources of employment available in the village itself, notably Staythorpe Power Station.

The site lies on the south side of Pinfold Lane. It comprises 0.04 hectares that currently provides vehicular access to a wider 0.8 hectare paddock to the south owned by the applicant.

Vehicular access to the site is from the north via a gate from Pinfold Lane. Pinfold Lane is an informal lane with a number of traditional houses fronting onto the highway close to Staythorpe Road and a range of newer properties of different ages and styles in a less dense pattern of development to the west.

To the east and west of the site, are existing properties that face onto Pinfold Lane. To the south, is a paddock currently belonging to the applicant.

The site lies within Averham Conservation Area that is focused on the crossroad at Pinfold Lane, Staythorpe Road and Church Lane and encompasses some properties and land to north and south.

There are no adjacent listed buildings immediately adjacent to the site, though Averham is an attractive rural village with a pleasant mix of traditional and more modern houses.

David Dakin Architects Limited

7 Milner Street Newark Nottinghamshire NG24 4AA



SITE AND EXISTING HOUSE TO EAST OF PINFOLD LANE



VIEW FROM PINFOLD LANE

David Dakin Architects Limited

7 Milner Street Newark Nottinghamshire NG24 4AA



VIEW OF EXISTING HOUSE ADJACENT TO WEST ON PINFOLD LANE

USE

The site is an established residential area within Averham. The proposal is to build a single dwelling accessed off Pinfold Lane, providing 2 car parking spaces, a modest front garden and generous rear garden with a garden Store / Shed.

AMOUNT

The proposals are for a single dwelling on a site of an area of 392 square metres.

LAYOUT

The layout has been developed from the proximity of the adjacent existing properties, locating the built form to the front of the site between existing buildings, there are no first floor overlooking windows to the gable ends of the ends of the existing properties, and relatively modest windows at the ground floor.

HIGHWAY ACCESS

A driveway access is provided 5250mm wide with parking for 2 cars, and pedestrian access to the rear garden via the west side of the house.

David Dakin Architects Limited

7 Milner Street Newark Nottinghamshire NG24 4AA

SCALE

The new dwelling is a modest two storey house, with bedrooms accommodated in the roof space, which allows the new house to remain of a similar scale to the surrounding two storey traditional town houses and terraces.

LANDSCAPING

The driveway is to be tarmac at the kerb area, with permeable paving to the parking area. The rear is accessed with a pathway of Indian sandstone paving slabs. The garden is Laid to Lawns with 3 number fruit trees and boarder planting as indicated on the Landscape drawing.

APPEARANCE

The new building has been designed to remain in character with the existing traditional house styles of the locality. The pallet of materials shall reflect the existing mix of Victorian and post war stock in the area. The adjacent houses are predominantly 2 storey, with steeply pitched roofs. The materials proposed are, brick, reconstituted slate roof, green / light grey Residence 9 flush UPVC windows, timber solid doors, and black guttering, Brett martin Cascade cast Iron look UPVC.

The brickwork is to be embellished with brick corbelling details at the eaves and gables.


ACCESS

Level access will be provided to all sides of the dwelling, the site is very level, and flush entrance door details shall be accommodated to the entrance and patio area to the south elevation.

SUMMARY

The proposals have been carefully thought out. The proposed development seeks to respond positively to the requirements of the site. Considering the sites planning history we believe this proposal is a significant improvement on the previous proposals, and will have a positive impact on the area and neighbouring properties.

David Dakin Architects Limited

7 Milner Street Newark Notts NG24 4AA 

Please do not hesitate to contact me with any queries.

Yours sincerely

David Dakin – David Dakin Architects Limited

Cc - Lorraine Bailey