

Rear of 105 Evesham Road

Design & Access Statement

Prepared by:
The Other Space

INTRODUCTION

01. SITE ADDRESS:

Rear of 105 Evesham Road
Redditch
B97 4JX

02. PROJECT DESCRIPTION:

This application seeks to gain planning for Change of use to a 2 bed dwelling house.

03. SUMMARY

This document describes and illustrates the renovation and restoration rear of 105 Evesham Road and is to be read in conjunction with all The Other Space drawings and other submitted documents.

The application proposes the conversion of a small two storey building of brick and slate construction which is currently in commercial use and which is sited to the rear of a mix of residential and commercial properties in Redditch. The site is located in a sustainable location for residential development with good access to services and facilities and the residential use of the building is acceptable in principle in accordance with Policies 1 and 2 of the Redditch Local Plan No 4.

The building is of a small scale and in a poor state of repair and there is no parking associated with the building and only a small outdoor yard area to the front of the building. Vehicular and pedestrian access to the building is via a shared alleyway between two existing buildings and under an over-sailing arch.

04. PLANNING HISTORY:

19/00121/FUL
20/00724/FUL

Reason for refusal:

- Impact of the development considered unacceptable due to the level of noise from adjoining Buisness (SRM Upholstery)



Shared alleyway



Front elevation

DESIGN PROPOSITION

During the last planning application in 2020 under ref 20/00724/FUL. We dealt with majority of the concerns that were raised during the first application in 2019 under ref 19/00121/FUL. This current application seeks to find solution to noise nuisance from adjoining upholstery Buisness.

DESIGN CONCERNS:

1. *Impact of the development considered unacceptable due to the level of noise from adjoining Buisness (SRM Upholstery)*

DESIGN SOLUTION:

Following the last refusal, in October 2020, we requested to have a meeting with WRS (Worcestershire Regulatory Services) to understand their reasoning behind recommending the last application for refusal.

WRS Kindly accepted our request, meeting was held on December the 7th 2020.

Participants:

Khurram Shah (Architect)

Matt Malone (Noise Consultant)

Emily Farmer (Planning officer)

Christopher Phillips (WRS)

Points covered in the meeting:

1. Noise impact assessment report.
2. Understanding the level of noise from SRM Upholstery.
3. Best practices to overcome noise nuisance from SRM upholstery.

Summary:

It was agreed that the noise level reported in the assessment was acceptable, however in order to reduce the impact of noise further, we would have to create a noise break. This will be achieved by cutting the existing concrete slab and to provide a new foundation support. See fig 1 below. This will ensure that there is a clear noise/vibration break from SRM Upholstery. Levels of noise will be further reduced by creating a cavity in the party wall which will be filled with acoustic insulation. A new internal wall along the west elevation will also be built using ligncite high density blocks to protect the future occupiers from noise nuisance. See fig 2 on the next page.

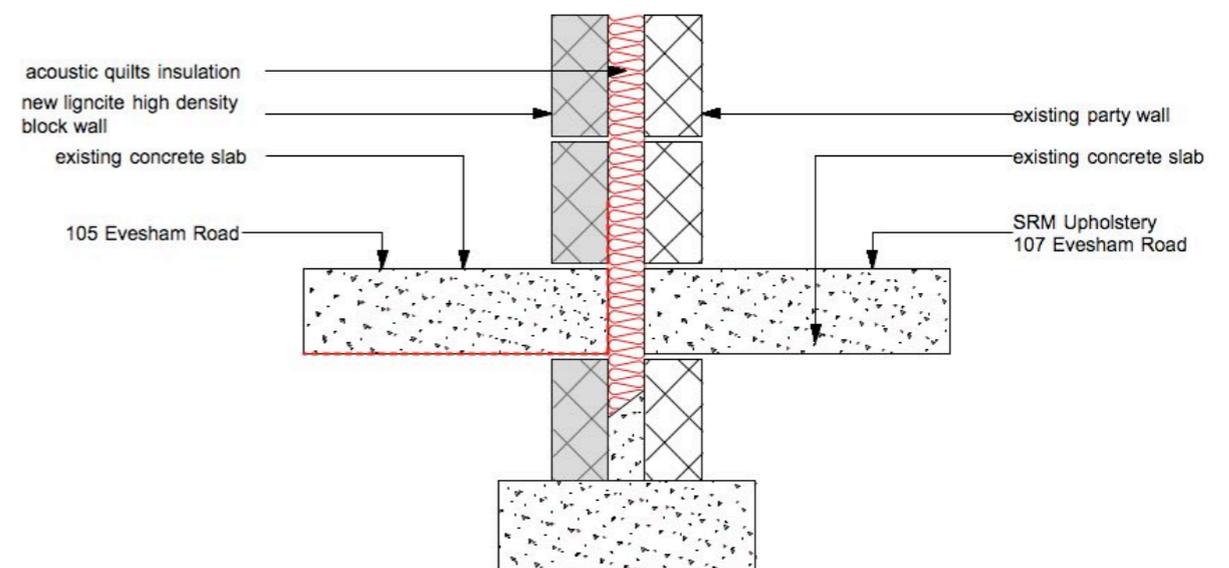


Fig 1: Foundation and wall junction Detail

DESIGN PROPOSITION

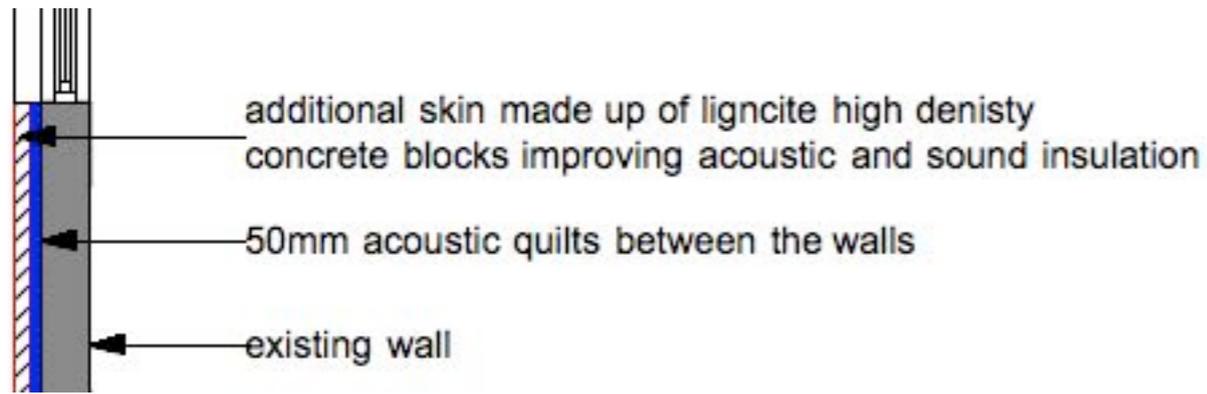


Fig 2: Proposed Wall Detail



Artist's Impression

PROPOSED DESIGN

06. DESIGN PROPOSAL:

The proposal is to renovate and refurbish the property back to its residential status; this provides a purpose that this building was originally designed for. Currently the building is used as a storage unit for tool hire company. In June 2019, application was refused however the local planning authority concluded that the principle of development in planning terms was acceptable.

The building is over two storey and is in simple in nature. It uses traditional red brick with a traditional truss and purlin roof. It is currently under utilised and in need of repair. The building in its previous life was in residential domestic use. The character and appearance of the building compliments the local architecture. Local policy has a requirement to conserve and enhance the local environment and great weight is given to maximising the use of existing buildings. The proposal, to renovate, refurb and convert it back to residential building will provide a future to this derelict structure.

We consider that the proposal submitted is of sympathetic approach and provides much needed structural repairs whilst undertaking the works. The changes to the external facades have been kept minimal to retain the character and to avoid the harming its surrounding. First floor windows on the front elevations have been removed and replaced with roof lights, in order to protect the privacy of 103 and 105 occupiers. The proposal will retain the existing openings elsewhere and replace the windows with modern double glazed timber windows. Existing signage above the front door will be repaired and redecorated and utilised as a property name sign.

The brickworks will be removed where necessary and go through appropriate repairs, pointing and cleaning process in order to provide a fresh look to the building. The existing roof will be retained. Where repairs are required, matching species for species repairs will be undertaken. The roof tiles will be carefully removed and sorted so that we achieve maximum salvage rates. All salvaged tiles from the existing roof will be used first on the front roof pitch. Then any additional reclaimed stock will be used on the rear pitch and mixed randomly across the laid pitch.

We have introduced conservation style roof lights to bring in light to bedroom 1 and 2. The building has an existing chimney that runs externally up the side elevation. There is little evidence of a ground floor fire place. Our proposal is to refurbish the existing chimney and provide a new fireplace. The chimney 'stack' will be repaired from the ground floor, ensuring integrity from the footings to the roof. It is likely that a 'draw' fan would need to be installed to ensure any pot, cowl or flue height is kept to a minimum to avoid unsightliness to the side elevation.

All other internal walls would be constructed in stud work and therefore could be removed at any time if someone saw fit to put the outbuilding back to its current state. The garden has been designed and provided to take into account the comments during the last planning application to provide an amenity space.

The proposal has been designed keeping in mind the previous concerns by the planner together with neighbours objections. The Proposed roof lights provides a quality of space required for the future occupier and at the same time, taking out privacy concerns.

This residential unit is an above the standard in terms of sizes and will provide high standard of accommodation for future occupiers in the current market.

07. Relevant Policy:

Borough of Redditch Local Plan 4:

Policy 39; i, ii,
Policy 40; i, ii, iii, vi.

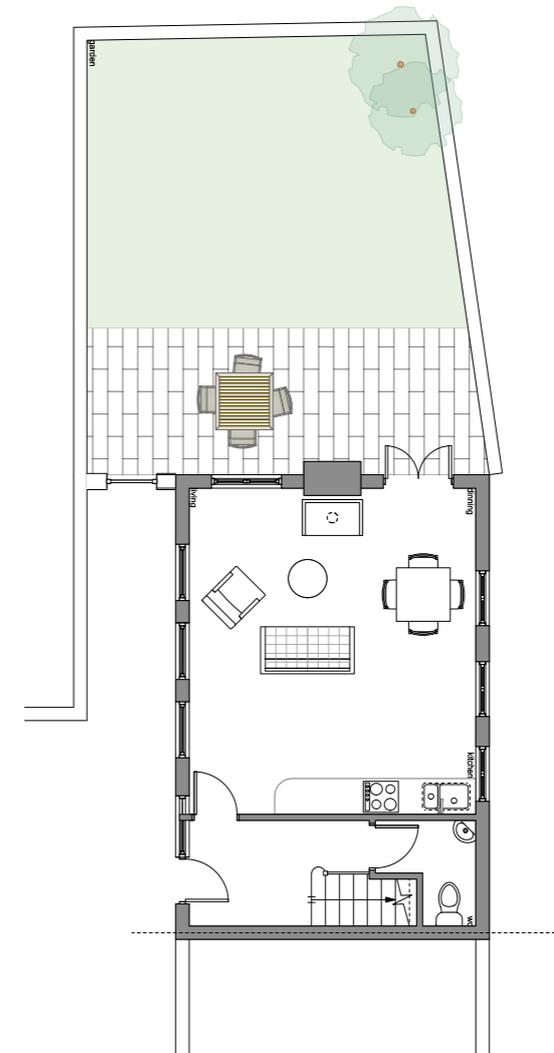
CONCLUSION

08. FINAL COMMENTS:

The proposal in planning terms is considered to be acceptable as confirmed during the last application. This would allow the building to be brought back into use as currently it has little purpose. The restoration proposed would improve the building and also the external views within the neighbourhood which would be compliant with Policy 39 and 40 of Borough of Redditch Local Plan 4.

There have been several changes made to the design following feedback from the last two applications. These changes are necessary as we fully respect the neighbours comments/concerns and want to protect/enhance the area. We have worked closely with the local authority throughout and also engaged in a discussion with Worcestershire Regulatory services to overcome noise nuisance issues.

We therefore hope that the local planning authority can see the benefit in providing a long term future use for this building which will not only enhance and conserve the building but in our opinion help enhance the wider residential/commercial area.



Proposed Ground Floor Plan