Design Statement Addendum

200-202 Panfield Lane

Proposed Demolition and replacement of 200-202 Panfield Lane

August 2020

d Lane

Edward Parsley Associates Ltd

Comments from LPA

1. Notwithstanding the lawfulness of the existing building bulk and footprint, the proposed footprint, scale and floorspace are significantly higher than the existing premises as well as those of the immediate neighbouring properties;

2. The proposed plot width is significantly narrower than the immediate neighbouring properties;

3. The narrow separation distances of the buildings, in particular between the 2 sub-divided plots and that between plot two and No. 204 Panfield Lane, distract from the existing openness of the street scene;

4. The resulting buildings would be bulky, appear to be cramp and at odds from the street scene;

5. The depth of the proposed dwellings are more than double of the original dwelling and those of the neighbours;

6. The 2-storey rear elements are not in line with the building line of the neighbouring properties and would appear overbearing as compared to the rear building immediate neighbouring properties, which would be highly visible from the public realm, in particular from Pegasus Way.

1.0 Assessment of Scale & Massing & Accommodation

1.1 Assessment of Scale, Massing and Accommodation

200 & 202 (Application site)

Footprint = 154m2

Two storey

Eaves height = 5.02 metres

Ridge height = 7.56 metres

196 & 198

Footprint = 170m2

Two storey

Eaves height = 5.4 metres

Ridge height = 8.92 metres

194 (Post Office)

Footprint = 170m2

Single storey

Eaves height = 2.25 metres

Ridge height = 5.6 metres

204

Eaves height = 5.1 metres

Ridge height = 7.55 metres

206

Eaves height = 4.93 metres

Ridge height = 7.5 metres

The existing buildings surrounding the site are of varying scales, inconsistent roof lines, appearances and separation distances. There is a dominance of two storey properties in the area and the majority of the properties have dominant roof forms. The roofs generally have similar eaves heights but inconsistent ridge heights, some feature gables, some feature hips and front facing roof lines.

Ridge heights

Eaves heights

New Eaves = 5.1 metres

New Ridge = 8.3 metres

The diagram above demonstrates the proposed ridge and eaves heights compared to the adjacent dwellings. The scale maintains that of the existing, keeping the eaves height the same as 204 Panfield lane and a ridge height that graduates towards the higher ridge level of 198 Panfield Lane. 198 Panfield lane is 1.47 metres higher than 204 Panfield lane and the existing ridge height of 200-202 Panfield lane.

1 to 8 Beehive House

Footprint = 250m2

Two storey

Eaves height = 5.1 metres

Ridge height = 7.75 metres

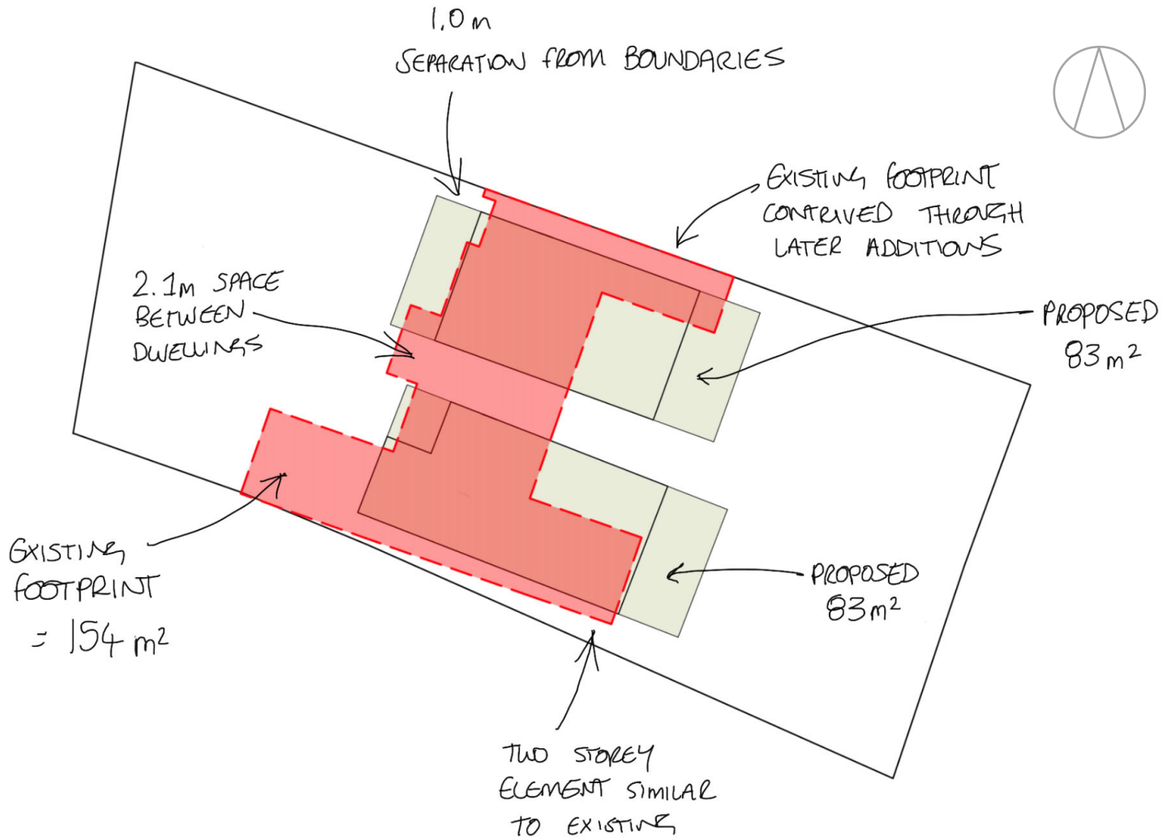
188, 190 & 192 Panfield Lane

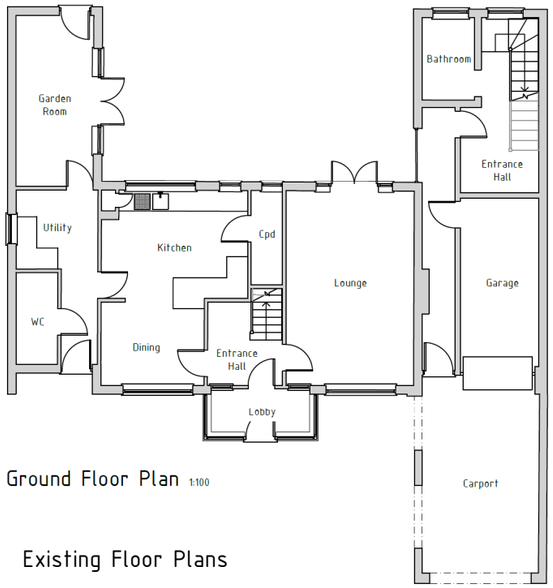
Footprint = 150m2

Two storey (New Build terrace)

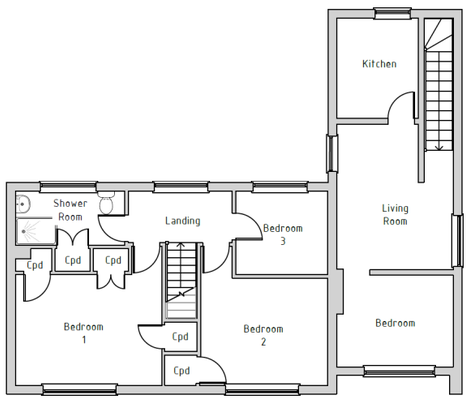
Eaves height = 5.1 metres

Ridge height = 7.75 metres





Ground Floor Plan 1:100



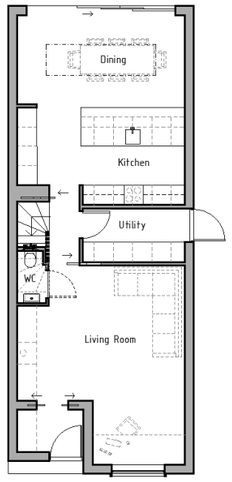
First Floor Plan 1:100

Existing Floor Plans

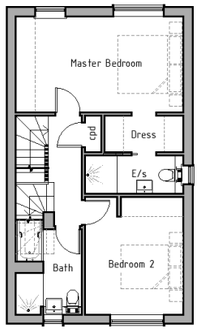
The existing building equates to a total footprint of 154 square metres distributed over the entire width of the application site with no separation to either boundaries. The only access to the private amenity at the rear is through a narrow covered shared access.

The existing building accommodates one three bedroom dwelling and one small single bedroom dwelling split over two storeys. Both dwellings have a contrived layout which would require substantial renovation to make them suitable for modern day living. They are also restrictive in terms of accessibility and have very poor energy performance ratings.

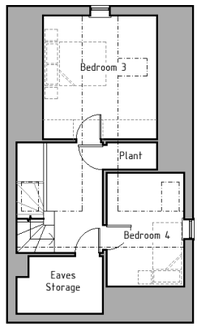
The proposed dwellings would comprise a total footprint of 166 square metres (12 square metres larger) but would contrastingly accommodate two four bedroom properties capable of supporting two families of up to 5 people. The new dwellings would provide a significant improvement to the quality of the accommodation with only a small increase in built footprint. This increase should not be considered detrimental when balanced against the improved boundary separation distances on both sides and between the two dwellings.



Ground Floor Plan 1:100



First Floor Plan 1:100



Second Floor Plan 1:100

Proposed Floor Plans (Plot One)

2.0 Assessment of Plot Widths & Street Scene

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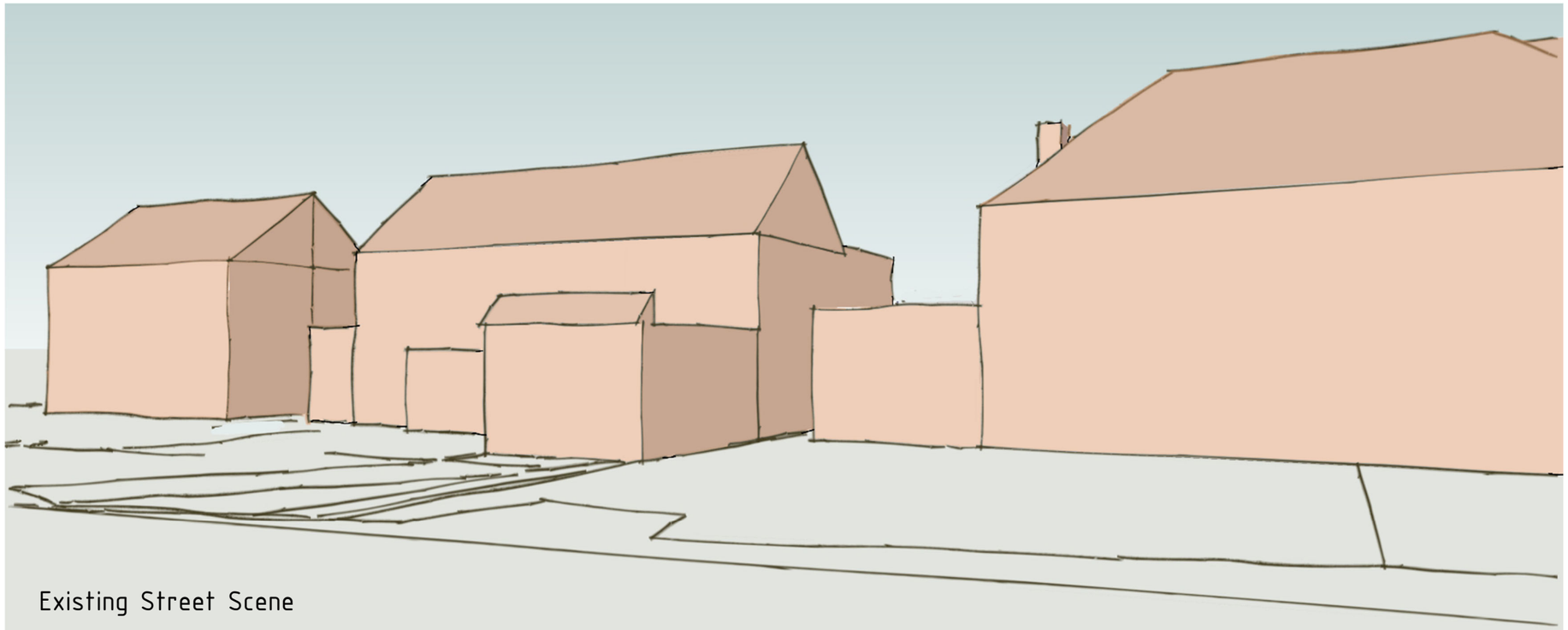
2.1 Assessment of Street Scene & Plot Widths



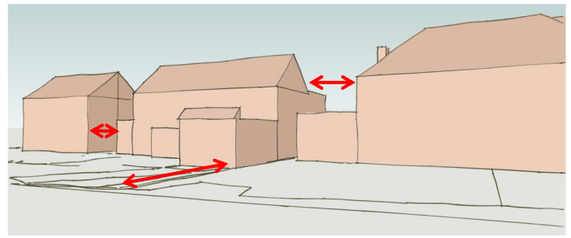
Existing Street Scene

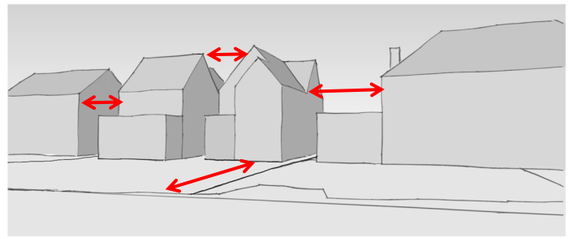
Proposed Street Scene

The adjacent massing drawings are based on the measurements and heights taken from the digital topographical survey provided.

The top image demonstrates the existing bulk and cramped arrangement of the site setting which has derived from numerous additions. The existing building extends the full width of the application site with no clear space for maintenance or access either side of the property. The roof forms comprise of single storey elements and traditional pitched roofs.

The second image demonstrates the massing of the proposed development where the scheme provides and enhances the openness of the site by introducing separation from the boundaries on both sides and between the two residential units. The single storey and gable features add visual interest and relate to other properties in the wider context.





2.1 Assessment of Street Scene & Plot Widths

This diagram represents the surrounding plot widths where it is clear to see the majority of the housing stock comprise of widths measuring between 7.5 metres to 8.5 metres. There is some irregularities to the trend where 1 to 8 Beehive House and the Post office site are in excess of 17.0 metres and the two corner plots (204 & 206 Panfield Lane). The application site is irregular in its own right hence why the site was split into two separate dwellings historically.

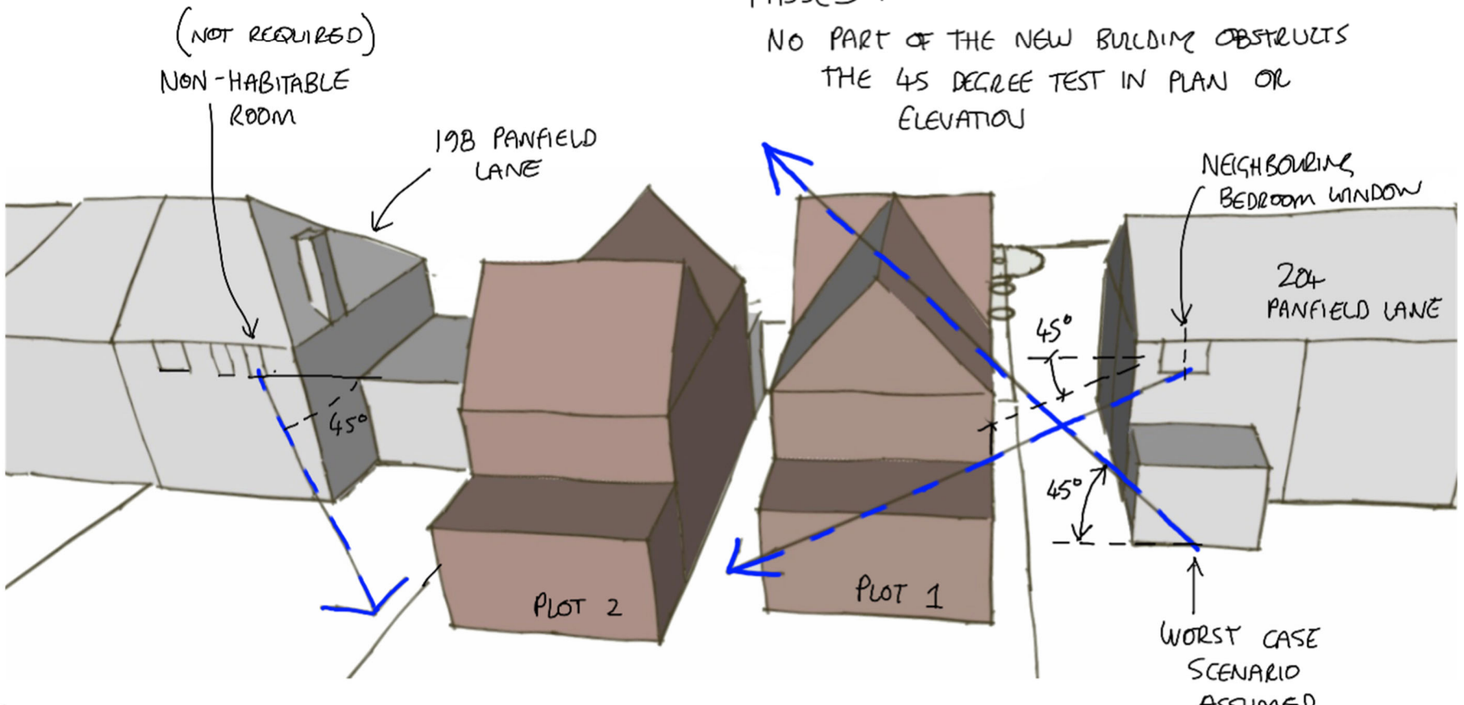
The proposals would result in a evenly split site with a frontage to each plot approximately 7.7m wide where this would be in-keeping with the majority of the sites surroundings.

3.0 Assessment of Building Depths and Building Lines

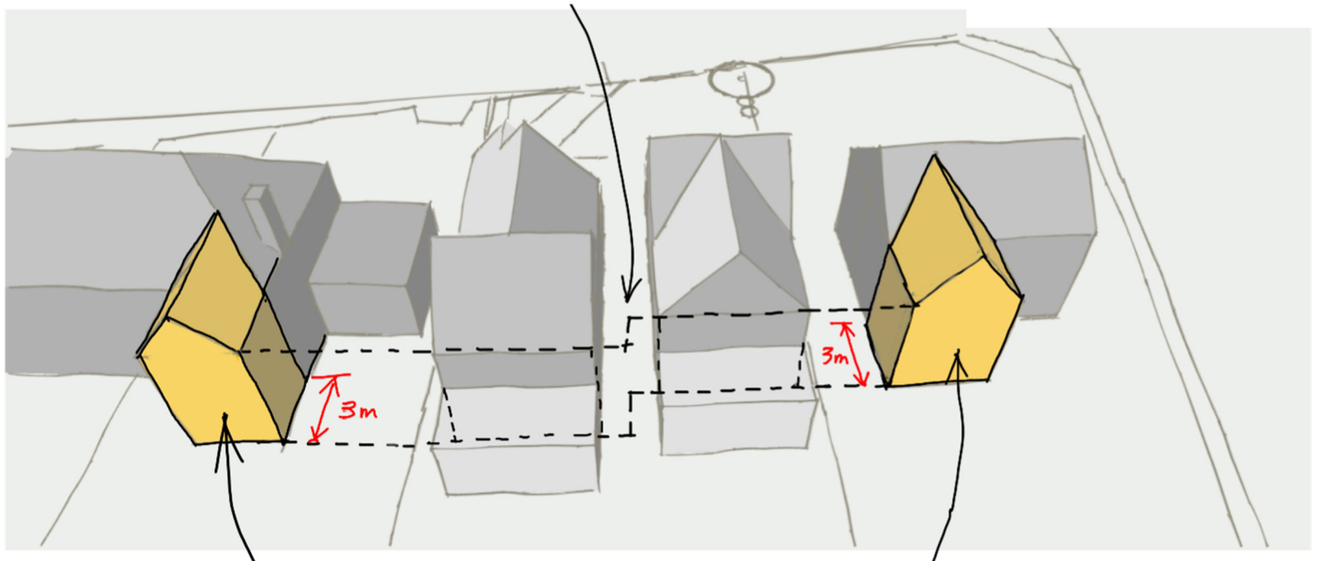
DESIGNING FOR DAYLIGHT – 200 – 202 PANFIELD LANE.

PASSES ✓

NO PART OF THE NEW BUILDING OBSTRUCTS THE 45 DEGREE TEST IN PLAN OR ELEVATION

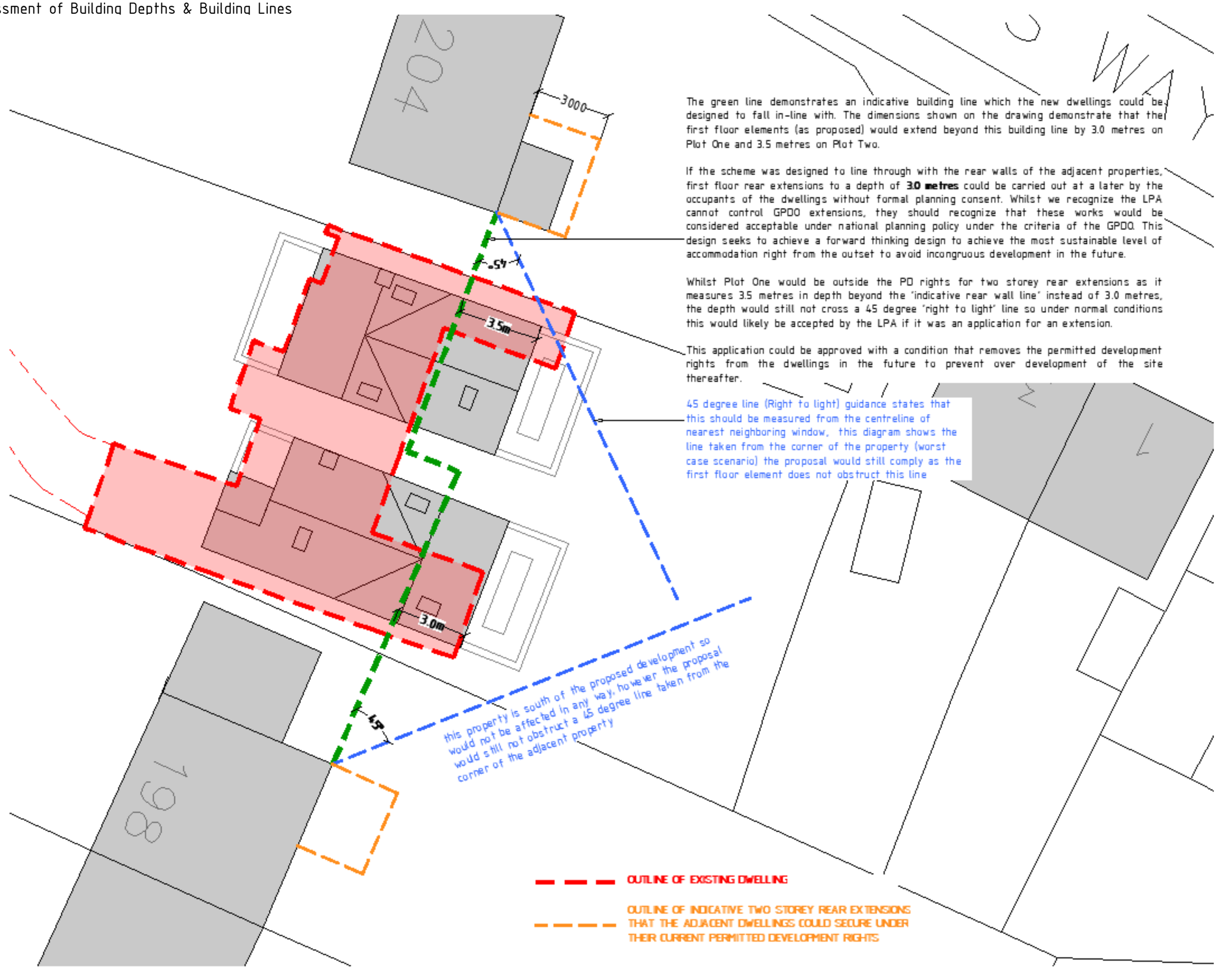


PROPOSED REAR BUILDING LINE OF NEW DWELLINGS WOULD HAVE NO GREATER HARM THAN EITHER OF THE ADJACENT COULD HAVE IF THEY EXERCISED THEIR PERMITTED DEVELOPMENT RIGHTS



198 PANFIELD LANE CAN BUILD THIS UNDER PERMITTED DEVELOPMENT RIGHTS

204 PANFIELD LANE CAN BUILD THIS UNDER PERMITTED DEVELOPMENT RIGHTS



The green line demonstrates an indicative building line which the new dwellings could be designed to fall in-line with. The dimensions shown on the drawing demonstrate that the first floor elements (as proposed) would extend beyond this building line by 3.0 metres on Plot One and 3.5 metres on Plot Two.

If the scheme was designed to line through with the rear walls of the adjacent properties, first floor rear extensions to a depth of **3.0 metres** could be carried out at a later by the occupants of the dwellings without formal planning consent. Whilst we recognize the LPA cannot control GPDO extensions, they should recognize that these works would be considered acceptable under national planning policy under the criteria of the GPDO. This design seeks to achieve a forward thinking design to achieve the most sustainable level of accommodation right from the outset to avoid incongruous development in the future.

Whilst Plot One would be outside the PD rights for two storey rear extensions as it measures 3.5 metres in depth beyond the 'indicative rear wall line' instead of 3.0 metres, the depth would still not cross a 45 degree 'right to light' line so under normal conditions this would likely be accepted by the LPA if it was an application for an extension.

This application could be approved with a condition that removes the permitted development rights from the dwellings in the future to prevent over development of the site thereafter.

45 degree line (Right to light) guidance states that this should be measured from the centreline of nearest neighboring window, this diagram shows the line taken from the corner of the property (worst case scenario) the proposal would still comply as the first floor element does not obstruct this line

4.0 Appearance

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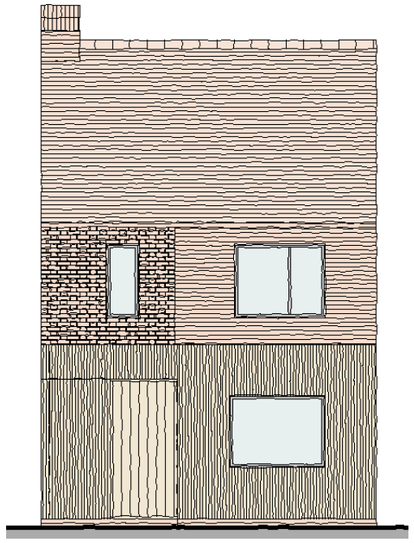
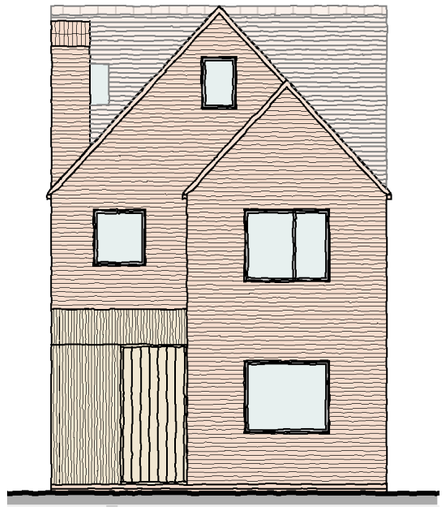
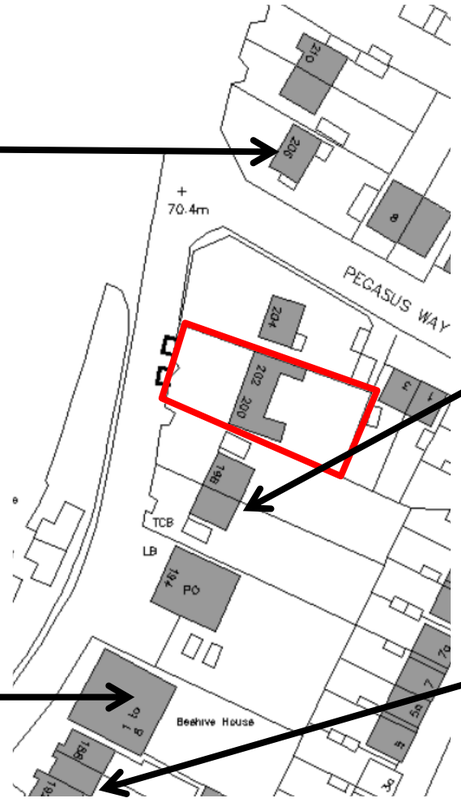
Proposed dwellings finished in face brickwork to match character area, windows of similar proportions and arrangement to neighbouring buildings, timber single storey projections to add visual interest and relate to projections seen elsewhere

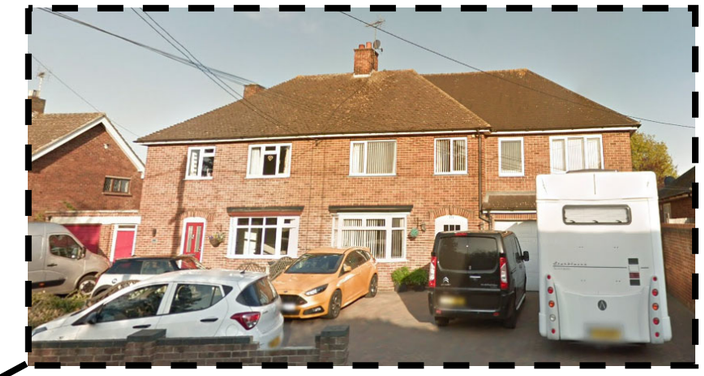




Gable detailing to principle frontages, rooms within roof void similar to 206 Panfield lane, square chimneys, T-shape roof plan similar to 206 Panfield lane.

Gable frontage with opposing roof to rear half, roof windows, rooms within the roof void, contrast between brickwork and horizontal boarding.





Strong roof form, clay tile roofs, square brick chimneys, simple proportions, single storey additions and four main fenestrations, per dwelling (originally), parking to front with brick pavers

Face brickwork, pitched roofs with projections on principle elevations, clay tile roof finishes, simple built form.

Gables and front projections for porch / entrance points, brick face work, clay tiles, parking to front with brick pavers

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