



Luton Borough Council
Town Hall
George Street
Luton
Bedfordshire
LU1 2BQ

INS/637/09-A

23rd March 2021

Dear Team

ERECTION OF 3 X TWO BEDROOM TERRACED DWELLINGS AT 37 ORCHARD WAY, LUTON, BEDS, LU4 9LT

Design and Access Statement

This Design and Access Statement has been prepared in support of a proposed planning application for the erection of 3 x two bedrooms terraced dwellings.

Location and nature of surrounding development

The application site is located on Orchard Way within the town of Luton and the majority of the road are made up of residential dwellings. Orchard Way is a quiet road off Mayne Avenue which is off the very busy and popular Legrave High Street.

The nearest train station is Legrave station which is 0.6 miles away and the nearest high street of shops and businesses is on Marsh Road which is 0.7 miles away. The main Luton and Dunstable Hospital is 1.0 miles away.

The current dwelling sits on a site which consists generally of soft landscaping, vegetation, lawn and some hard standing.

The existing site has one entrance entering from Orchard Way from the South West direction.



Aerial map from Google, not to scale and boundary not accurate

Surrounding property characteristics

The dwellings within Orchard Way are mixed within in their architectural design and form. There is some consistency in that there are small clusters of dwellings in series that form an area of that particular architectural design and form. Whilst travelling down the road it would then be followed by another architectural design and form and so on.

The properties range from 2 to 4 bedrooms terraces, semi detached and a few detached dwellings and couple of bungalows.

This area within Luton referred to as Legrave which has a wide range of residential dwellings, flats and commercial properties. The majority being residential. The commercial properties range from schools, restaurants, cafes, churches, pubs, supermarkets, offices, community centres, general shops and industrial units.

Over the years most of the properties in this area have been altered to some degree including change of uses, flat conversions, new builds, HMO and general extensions to dwellings which include changes to the front, side and rear elevations and to the exterior fabric of the properties.

Properties within this Legrave area range from 1 bed room flats to 5 bedroom detached homes. Most of the properties are traditionally built and have a range of external finishes

comprising of clay tiles and slate for roof finishes. A mix of traditional ribbed facing brickwork, render and weatherboard for wall finishes, UPVC and timber for windows and doors and UPVC for rainwater goods.



Google image if 37 Orchard Way



Google image Orchard Way



Google image Orchard Way



Google image Orchard Way

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Google image Orchard Way

Site topography

We had completed a levels test and discovered our dwelling is positioned at the bottom of a shallow hill and neighbouring dwellings on the right hand side numbers 33 and 35 sit higher than our dwelling. This level differential carries on to the top of the hill.

Existing property and site

The existing property is a residential dwelling in use. The dwelling currently comprises of 3 bedrooms, kitchen and living room. This is a fairly typical arrangement within this road.

The majority of the front garden is soft landscaping with some hard standing and the rear garden is grass and vegetation.

The property is built from traditional materials including block work with render finish, plain roof tiles, plastic rainwater goods and UPVC windows and doors.

The dwelling is bland in appearance. There is no obvious architectural identity and there is no architectural merit within the design. The vast amounts of render, lack of architectural details and its sharp geometric form is unsympathetic.

After searching on Luton planning site I have discovered that no official planning applications have been submitted on this site. After the measured survey it is clear that there are some alterations with a porch and side lean-to that I assume was built under permitted development.

The proposal

We propose to utilise the side and rear garden spaces for development. We have currently approximately 360m² of amenity space. We feel that 360m² of amenity space for a 3 bedroom detached dwelling is inappropriate and a great loss of potential development land.

We plan to part demolish the existing dwelling by demolishing the roof, first floor, ground floor slab, all of the internal walls, most of the foundations, all windows and doors, all heating, plumbing and electrical items all to be removed.

We would only retain 2 out of the 4 main external walls. Considering the level of demolition we have planned. We would propose the proposals under new builds. There could be a chance that the dwelling has to be totally demolished considering the age, stability and durability of the property. It could be that the 2 remaining walls have to be demolished in order to satisfy the structural needs and requirements.

Structural surveyors have confirmed that we would have only retained between 10 to 15 % of the original structure and in these circumstances it would be fair and just to propose the new proposal under a new builds.

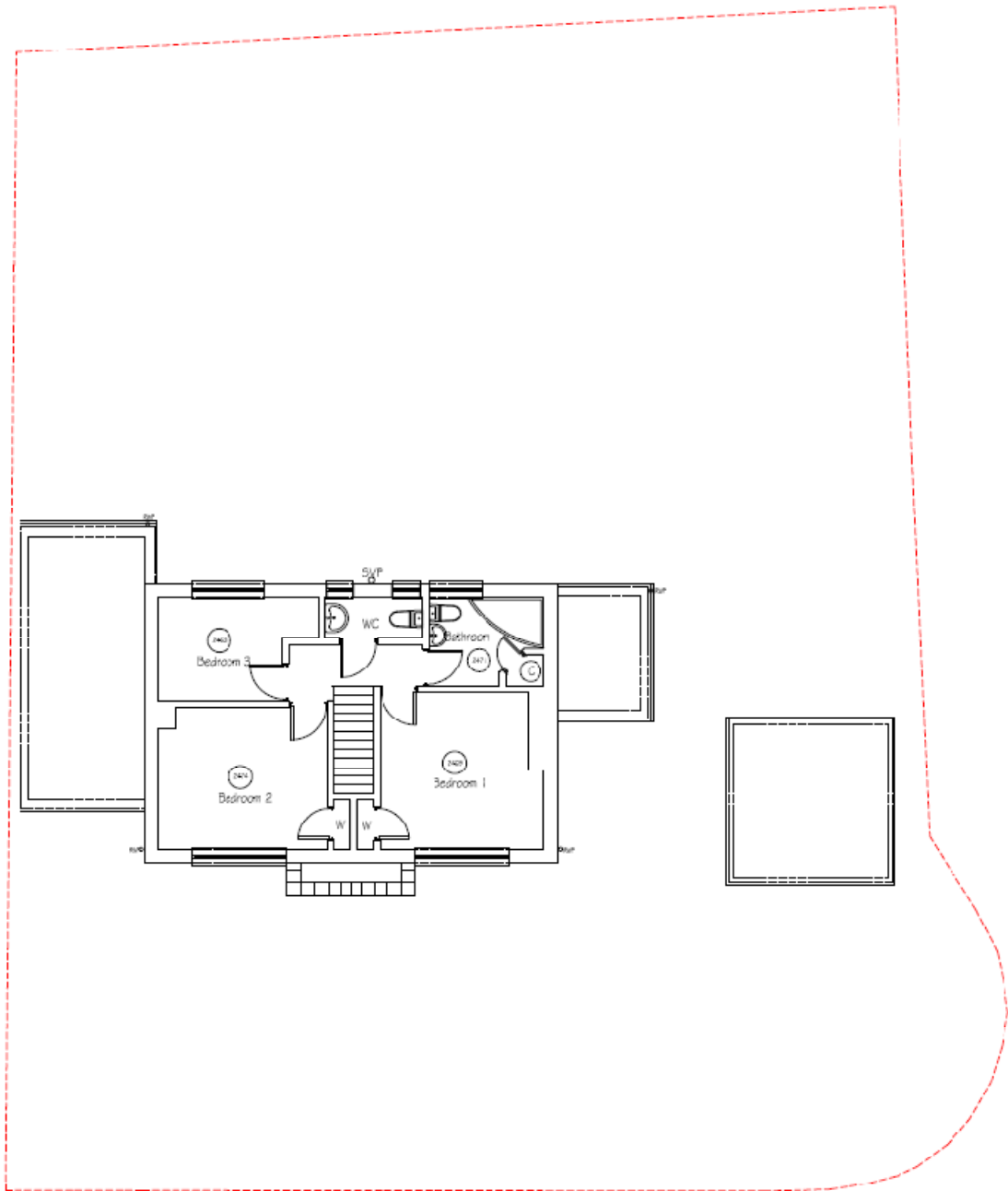
Building control would have more severe regulations and testing that we must apply and conduct with new builds in comparison to extensions and renovations. In order to pass as new builds a fair amount of treatment would be required on the existing structure in order to be satisfied.

Under a new build proposal we have much more building control legislations to satisfy and this in turn would benefit the overall proposal by providing units at new build standards.

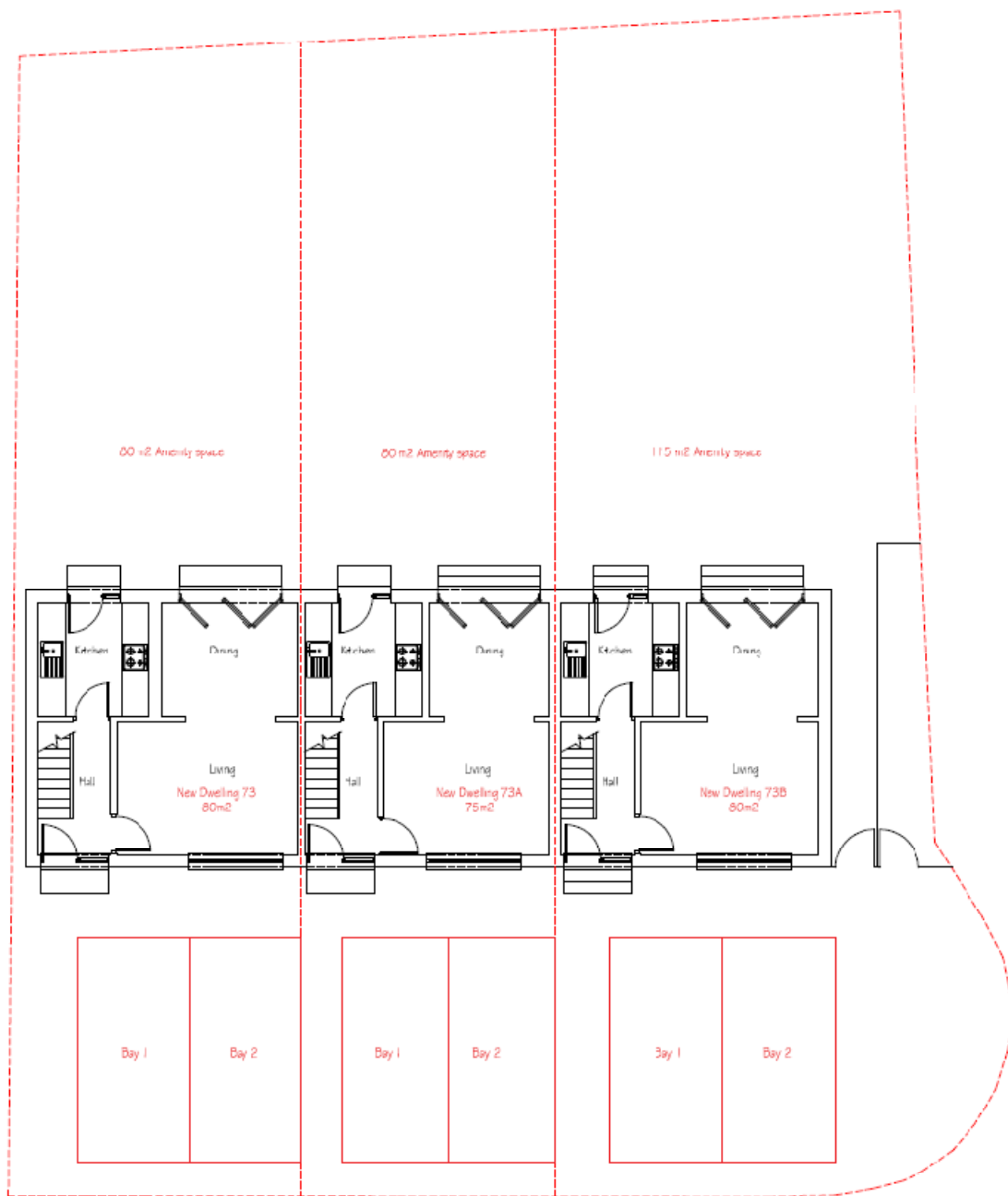
We propose to build a 3 x two bedroom terraced dwellings on the site. Dwelling 73 and 73A offers 80sqm each amenity space and dwelling 73B offers 115sqm which exceeds the minimum planning standards for amenity space.

We have offered 6 parking spaces for the entire site, 2 parking spaces per each dwelling which exceeds the minimum planning standards for parking. Orchard Way does not suffer from parking issues. There are no parking restrictions on the road and each property has generous onsite parking spaces.

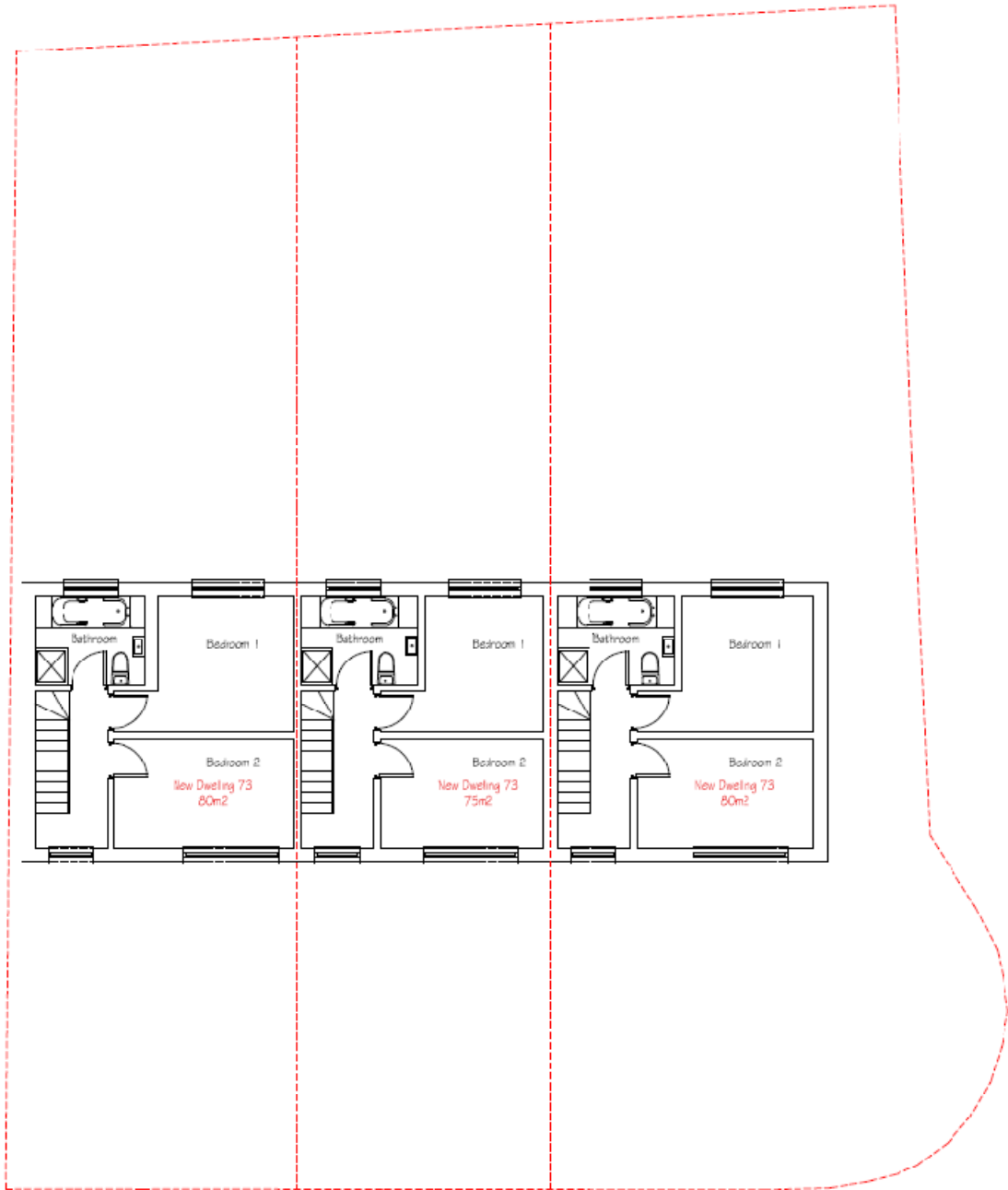
The proposal of utilising undeveloped land and offering valuable housing would resolve many of my client's issues as well as regenerating the desired area.



Existing site survey first floor not to scale



Proposed site ground floor not to scale



Proposed site first floor not to scale

Schedule of accommodation

Schedule of Accommodation for 37 ORCHARD WAY, LUTON, BEDS, LU4 9LT

Floor	Unit No	No of Bedrooms	GIA m2	Amenity Space m2	Communal Area m2
Ground and First	73	2	80	80	19.5
Ground and First	73A	2	75	80	18.5
Ground and First	73B	2	80	115	20

Design

Our proposed design is an offset of the neighbouring dwellings incorporating the key design features to keep our proposed as in keeping as possible. The shape and form of the openings will be geometrically arranged so we have harmony within the elevations and reduced sharpness of form to improve the properties overall appearance.

After research we found that the idea of retaining a traditional design and form would be within the best interest of this built environment. We decided that 3 x two bedrooms terraced dwellings would be the most appropriate proposal.

We have carefully designed the proposed dwellings to fit well within this built environment. The idea was to retain consistency within the design and forms currently on the road by imitating the terraced dwellings in the corner of Orchard Way at 15 Mayne Avenue with the idea to echo this design and form down the road at our site. Embracing that the only 2 sets of terraces on the road share the same design principles



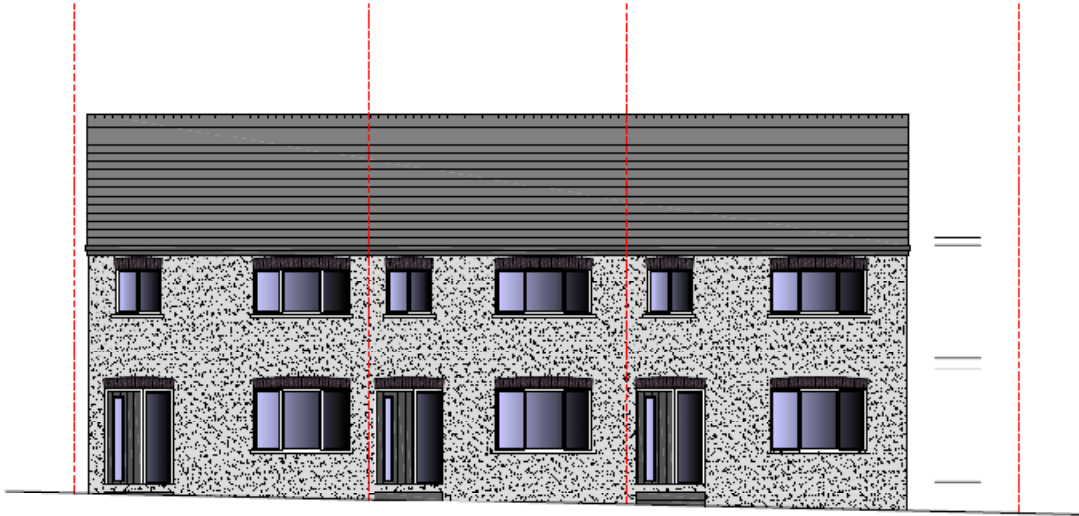
Google image 15 Mayne Avenue, 4 terraced dwellings REF 06/00954/FUL

We also feel that these dwellings would cause the least impact within the street scene and we allowed the proposed dwellings to be flush with the host and neighbouring dwellings to minimise any visual impact.

We understand the significance of preserving the openness of the corners. We still have comfortably maintained the feature of a corner whilst proposing a new structure.

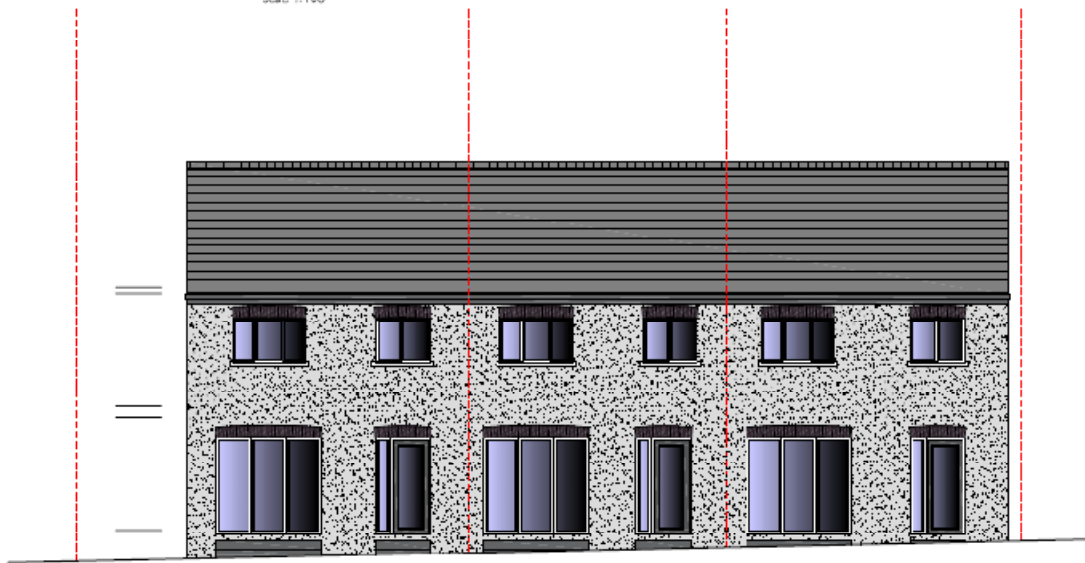
We have allocated a designated secure area for the refuge storage for numbers 73 and 73A as can be seen in the proposal and number 73B has its own refuge storage on its site. It may be the case that we have to completely demolish the existing structure and given that opportunity we would build 1 metre off set from the left hand side (subject to planning) which would provide number 73 its own on site refuge storage area.

We have prioritised that our proposal is intended to compliment the current street scene and remain in keeping with the neighbouring properties. The only modern element is the introduction of the high tech glazing systems and solar panels which in turn complements the overall design and improves energy efficiency.



Front Elevation

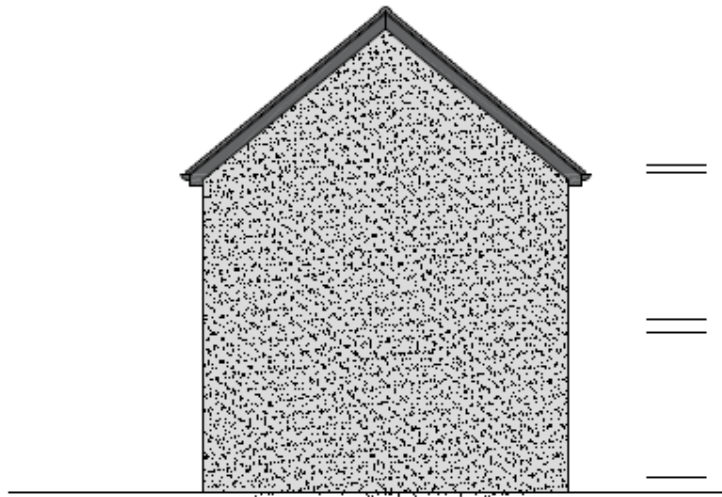
Scale 1:100



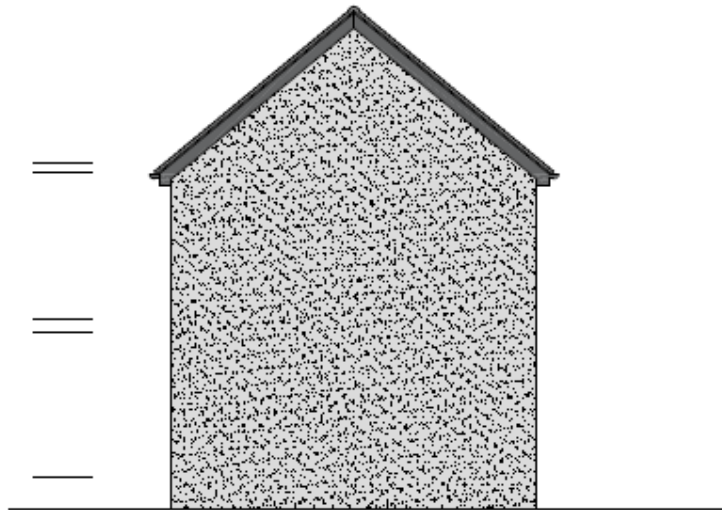
Rear Elevation

Scale 1:100

Proposed dwelling not to scale



Side Elevation
Scale 1:100



Side Elevation
Scale 1:100

Proposed dwelling not to scale

Sustainability

A crucial element of this proposal is to enable my client to significantly reduce their carbon footprint and to introduce a number of innovative energy saving systems for heating and ventilation to achieve a low carbon property.

We plan to incorporate renewable energy sources and sustainable products such as energy efficient lighting, heating and cooling systems, double glazing, super insulation, and high quality long life materials, electrical car charging points, all implemented with high quality construction methods.

Once we have determined a design our sustainability engineer will design and fix the exact specification for sustainable features that will most benefit the properties and the occupant's lifestyle.

My clients wish to make this investment to satisfy their commitment to significantly reducing their occupant's energy consumption as well as providing a good practical example of sustainable development that can be achieved on their relatively modest budget.

Similar projects

There has been substantial amounts of development been granted in Orchard Way throughout the years from one off self build infill sites to major housing schemes.

There seems to be growing trend of infill sites been developed on this road and neighbouring roads close by. This must only mean that original master plan had missed potential areas of development and now can be amended to really utilize the original site to its potential.

I have listed all the relevant planning applications that have been approved for similar new dwelling proposals that now set a strong precedent.

Development of Land for Residential Purposes - Erection of 48 residential units after demolition of existing Orchard Centre.

The Orchard Centre Strangers Way Luton Bedfordshire LU4 9ND

Ref. No: 17/00791/OUT | Received: Wed 26 Apr 2017 | Validated: Tue 17 Jul 2018 | Status: Application Permitted

Erection of 4 No. 3 bedroom terraced dwellings (Resubmission)

15 Mayne Avenue Luton Bedfordshire LU4 9LR

Ref. No: 06/00954/FUL | Received: Mon 03 Jul 2006 | Validated: Thu 20 Jul 2006 | Status: PER - Application Permitted

Conclusion

I feel as if the site was always intended for 3 reasonable sized dwellings which would always be the most appropriate development for this site but assuming at the time of the development the developers did not see the potential.

The idea of demolishing this residential dwelling and building 3 new dwellings has come across when I and my client recognised the trend of many new dwellings being erected and recently approved within this area.

Considering that this site is walking distance to the train station and close to the hospital and a busy high street we anticipate these dwellings to be occupied by couples or small growing families who work close by. At the moment the area does not offer suitable accommodation for these occupants and there is a growing demand within this area.

Our site is situated between a set of typical semi detached dwellings and a corner with a carefully integrated design that would be discreet and in keeping between the neighbouring properties.

Our proposal would provide identity and recognisable design and meaning to an unutilised site. It would increase the housing stock of the area and we believe it would set an example within the local community of attainable sustainable development. This is in sharp contrast to the very high level of development locally undertaken purely for the financial gain and with the aim of on-selling.

We are confident that the scheme presented to you fits well among the surrounding properties. We have carefully considered all factors such as use, height, size, materials, geometry, form, design, access, security and orientation.

Most importantly, we wish to emphasize the sustainable message that my clients want to put across that is utilizing unused space for valuable housing and presenting a living example of a low carbon property that would help educate the local community about the possibilities of sustainable architecture.

We submit this scheme to you for your kind comments.

Kindest Regards

Rob Medlin - Miah

Architectural Consultant