

RaynerDaviesArchitects

Design and Access Statement

To accompany a Planning Application

04-03-21

Chapel
House, Main Street, Scarrington

2885

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1.0 Introduction

1.01 Background

This Design and Access Statement accompanies an application for a single storey side extension at Chapel House, Main Street, Scarrington. The statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) (Order 1995).

As this is an application for a minor proposal, some aspects such as the social and economic context are of limited applicability.

This is a detailed Planning Application.

The applicant wishes to erect a single storey side extension to the dwelling.

1.02 Project Team

Architect (and Agent for the application)

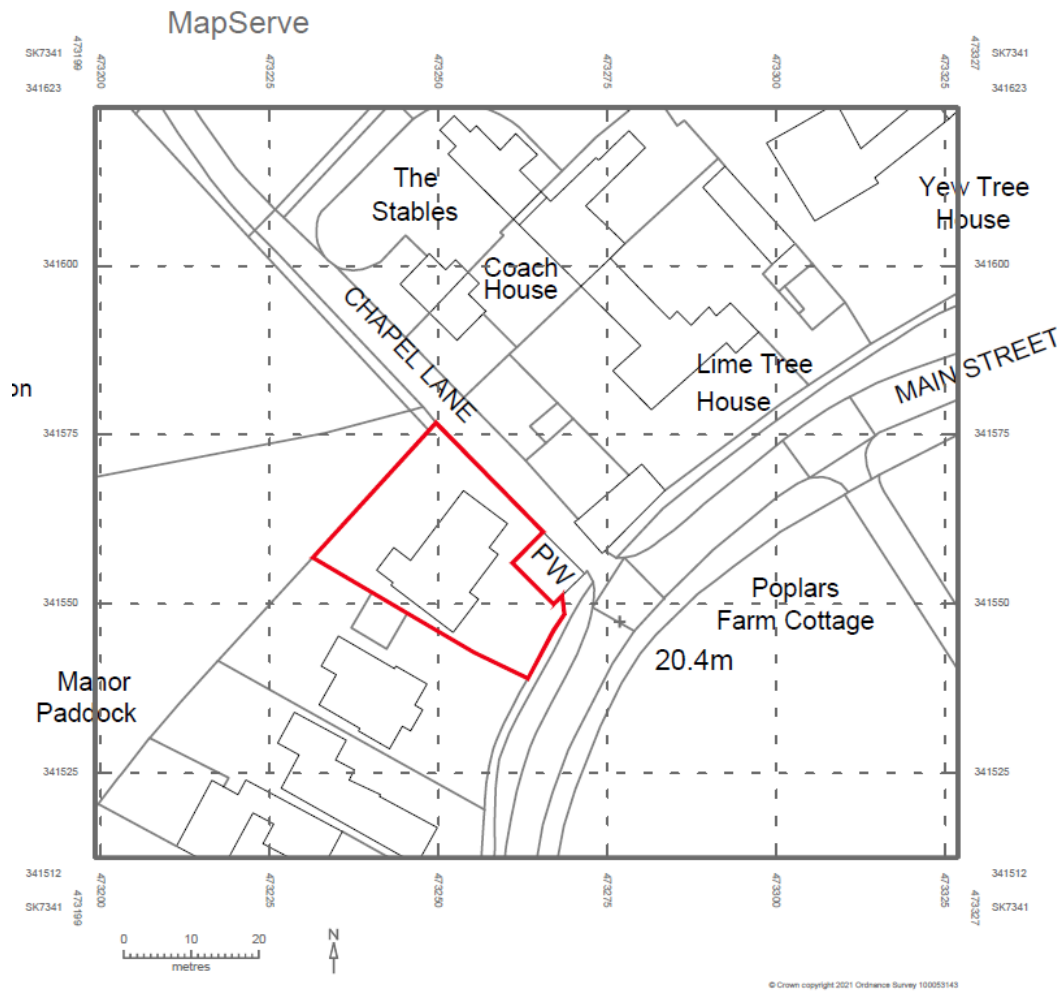
Company name: Rayner Davies Architects
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Telephone number: 0115 947 3859
Email: Julien.mcguinness@rd-architects.co.uk

Client

Contact: Mr Mike Day
Address: Chapel House, Main Street, Scarrington.

2.0 Site Appraisal

2.01 Location



The Royal Mail Postcode for the site is NG13 9BQ

2.02 Site Description

Chapel House lies on a curving portion of Main Street and on the junction with Chapel Lane. Scarrington is a typical village with an informally arranged collection of 18th and 19th century traditional buildings and of charming character.

The application property is a recent domestic development which was constructed at the same time as its two neighbours to the immediate south-west, and with which it shares its access to Main Street.

The application site is within the Scarrington Conservation Area.

The application site is adjacent to the former Scarrington Methodist Church, which is defined in the Conservation Area Character Appraisal Document as being a 'key unlisted building'.

None of the on site structures are listed.

The existing dwelling is a two storey, red brick traditionally styled property in keeping with the context of the village setting and conservation area.



The front façade of the property is visible from Main Street, with the property boundary demarcated and secured by way of a historic red brick and bullwell stone wall.

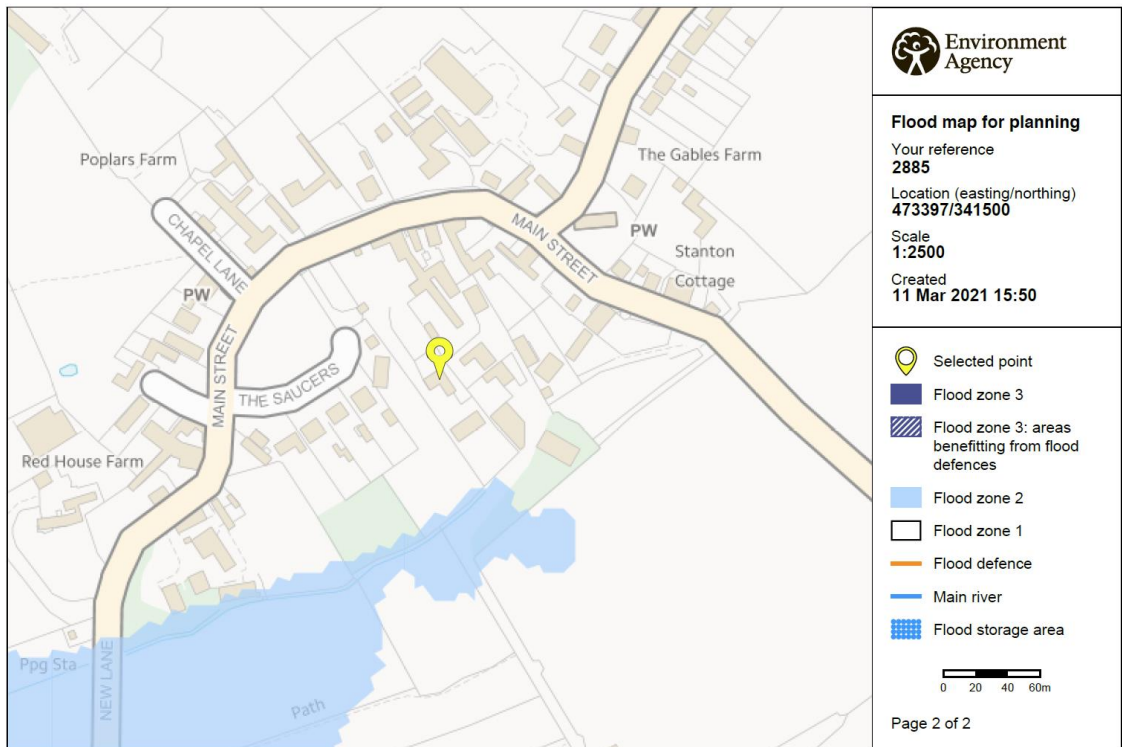


Main Street and Chapel Lane are informal village streets, with grass verges and informal street frontages.

The application site is partially screened from Chapel Lane with an existing hedgerow, fence and historic wall to the site's east boundary, which can be seen below (behind the former Scarrington Methodist Church):-



The site is within Flood Risk Zone 01. There is no requirement for a Flood Risk Assessment as part of this planning application.



The nature of the conservation area is described as follows in the Scarrington

Conservation Area Character Appraisal Document:-

Due to the small, compact nature of Scarrington, the character of the Conservation Area is relatively consistent throughout and comprised of the scattering of historic buildings across the village, with modern infill development in between. The village is characterised by its rural, verdant feel, red brick buildings and compact, linear form.

3.0 The Proposals

- 3.01 The applicant wishes to erect a single storey flat roofed side extension to his dwelling, within a small portion of under utilised garden space adjacent to the north east boundary:-

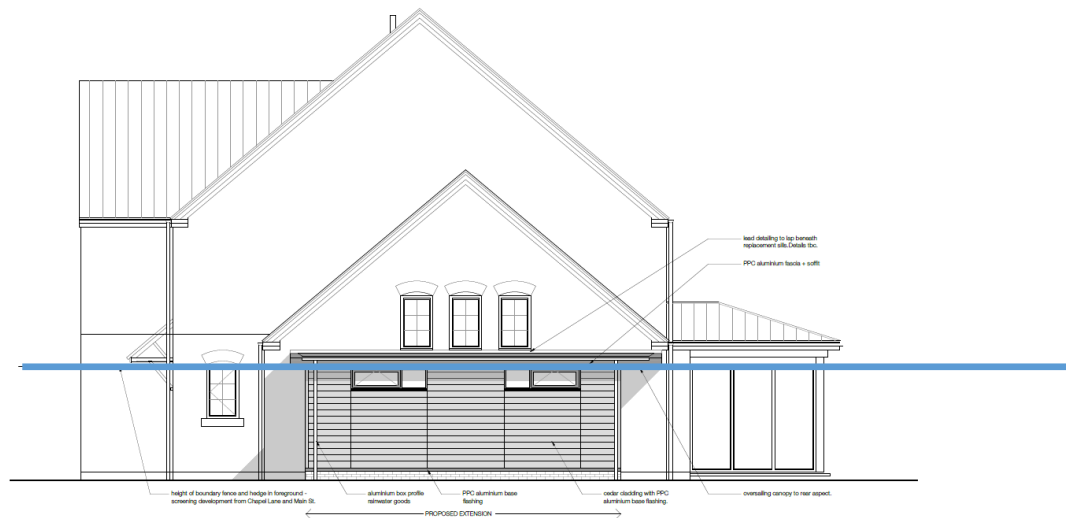


- 3.02 The proposed space is intended to be used as a home gym / study room. The extension measures 14.5m² gross internal area. As can be seen in the rear elevation extract drawing below, it represents a modest addition to the existing dwelling:-



- 3.03 The extension measures 2.47m in height and adopts a flat roof in order to allow it to be

screened from view from Chapel Lane by the existing boundary wall, fence and hedgerow to the side boundary (highlighted in blue below for clarity):-



This low height also allows the extension to be constructed beneath the existing side windows to Chapel House.

- 3.04 It is noted that the front and rear walls of the extension are set back from the walls of the main house which it abuts, to ensure that it is not visible from public areas and its mass 'reads' as subservient to the existing dwelling when viewed from on site locations. The extension does not affect the siting of the former Methodist Church due to its screened position and modest dimensions.
- 3.05 To emphasise this, it is proposed to be a lightweight structure and is to be finished in a contemporary hardwood rain screen cladding with contrasting grey aluminium window and door frames and matching soffits and fascia's. The extension will therefore be 'read' as a contemporary garden room / summer house, similar in aesthetic to the precedent image below:-



(above – cedar clad flat roof extension to historic farm building (Cotswolds).

3.06 Only modest shrubs and a row of concrete paving slabs are proposed for removal to make way for the proposed extension. No trees or hedges are to be affected.

4.00 Planning Policy

4.01 National Planning Policy Framework 2012:-

The NPPF 2012 presumes in favour of sustainable development. For decision taking this means that proposals that accord with the development plan should be approved without delay and or, where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless it can be proven that the proposals would significantly and demonstrably outweigh the benefits of the development.

4.02 EN2 – Conservation Areas:-

Planning permission for development including changes of use and alterations or extensions to existing buildings within a designated Conservation Area, or outside of but affecting its setting, or views into or out of the Conservation Area will only be granted where:

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;
 - b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and
- there will be no loss of part or all of an open space which contributes to the character or appearance of the Conservation Area.

By virtue of its scale and position, the proposed extension will be screened from view and visible only from locations on site. It can therefore be demonstrated that the extension will preserve the character of the Conservation Area, by having no impact on the current street scenes.

5.00 Access Issues

5.01 Car Parking

As existing

Routes to Entrance

5.02 As existing to front door. Extension to be accessed from rear garden areas only.

5.03 Entrance

The extension will have Part M compliant flush thresholds to comply with Building Regulations.

5.04 Access for Emergency Vehicles

As existing

6.00 Summary

6.01 Generally

The proposed scheme will create a modest and discreet addition to the existing property which will be respectful of its setting and will preserve the character of the Scarrington Conservation Area.