

Design & Access Statement

Change of use to former nursery to domestic garage at Blake Lodge,
Seymour Road, Plymouth PL3 5AS

On behalf of Mr. & Mrs. Spiers

March 2021



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1.0 Introduction

1.1 The Design and Access Statement has been produced by Crayon Architects on behalf of the freeholders, Mr. & Mrs. Spiers.

1.2 The site was originally in the demise of Blake Lodge, a Grade II Listed villa fronting Seymour Road. Plymouth Deaf Association used this main property until January 2021; when the charity sold the building and grounds. More information about the existing building is in the Heritage Statement.

1.3 This application relates to a 1950s former assembly hall to the east of Blake Lodge, which was used as a nursery between 2013-2020. The listed building consent is necessary due to the position of the building in the original curtilage of the listed building. However, the structure has no historic value and little architectural merit, so all of the changes will be an improvement to the visual amenity and wider Conservation Area.

1.4 A flat roof 1950s building formerly on the plot to the south housed a fitness centre. It was vacated in 2016 and has since been demolished. A planning application has been submitted for the construction of 2 new dwellings on the site.

1.5 To the east of the plot is 'Springfield'; a large detached stucco villa fronting Seymour Road. This is also in the ownership of the applicants.

1.6 The scheme involves converting the space into a domestic garage for cars, bicycles and sports equipment.

1.7 The east entrance gate pier would be relocated to provide a 3.6m wide vehicle access off Seymour Road. A galvanised metal gate will be added, along with a close-boarded timber fence along the west boundary as shown on the layout drawings.

1.8 The site slopes steadily down from north to south. Although large mature trees are in the immediate area, the minimal repair and conversion works to the existing building means they will not be affected. A small storage building in the north-east corner of the site will be repaired and retained.

1.9 Blake Lodge, which is likely to be restored as a family dwelling, will retain private garden space exceeding 500sq.m.

2.0 Use

2.1 The site is not currently in use. The vast majority of buildings in the area are residential / domestic in nature. Therefore, the proposals are in keeping with the surrounding family houses and private garages.

3.0 Amount

3.1 The site area edged in red on the Location Plan is approximately 488sq.m.

3.2 No changes are proposed to the footprint and height of the building.

4.0 Layout

4.1 The proposed layout is very basic, as the building will be used for storage.

5.0 Scale

5.1 No changes are proposed to the scale of the building.

6.0 Landscaping & Habitat

6.1 The original vehicle access from Seymour Road will be retained, as noted in the Introduction.

6.2 No trees or shrubs will be impacted by the proposal.

6.3 External lighting will ensure that light levels are sufficient for people with impaired vision and assist security.

7.0 Appearance

7.1 The existing appearance of the building looks temporary and is not fitting in the context of the Conservation Area. The following upgrades are proposed to ensure the materials palette and visual amenity is significantly improved;

External walls: Concrete panelling removed and replaced with painted render.

Roof: Interlocking concrete tiles replaced with natural slate.

Windows and doors: Many of the UPVC units will be removed and infilled with painted render.

Garage door: Powder coated steel in white.

7.2 At present, the blank north gable of the building does not contribute anything to the Seymour Road street scene. The fenestration will also be altered. The changes proposed will mean the structure blends in more seamlessly with the surrounding buildings.

8.0 Access

8.1 A minimum of 6no off-street car parking spaces will be provided by the conversion. There is adequate turning area on the site to ensure cars can always exit facing forward.

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