

DESIGN & ACCESS STATEMENT

PROJECT: Fieldfare Cottage, Main Street, Thoroton, NG13 9DS
OUR REF: 20-178
DATE: 10.06.2021

1 SITE & CONTEXT

- 1.1 The existing site occupied by a two-storey building, which comprises 2no flats (separate residential units), immediately adjacent and attached to Fieldfare Cottage, Main Street, Thoroton, NG13 9DS.
- 1.2 The existing cottage is for a traditional form, with dual-pitched pantile roofs, cat-slide dormer, and of vernacular materials. The windows and doors in UPVC detract for the property and its setting within the conservation area.
- 1.3 Having been split into 2no flats, there are aspects of the existing building that detract from the character of the area, not least the side staircase and access. The internal arrangement offers little to reflect the original layout and is predominantly formed of lightweight partitioning. The only notable surviving feature is the staircase, which is currently blocked, but could be reopened to reconnect the ground and first floor.
- 1.4 Fieldfare and the attached flats are noted as being key unlisted buildings within the conservation area, and part of the 'village street' character area. The building is typical of this subcategory, with traditional red brick construction albeit masked by render – possibly to cover poor quality masonry, and also recessed from the roadside with an existing vehicular access. (Reference: Thoroton Conservation Area Management Plan p.14-23).
- 1.5 The front red brick boundary wall is a notable feature, which enhances the site and the wider character area.

2 DESCRIPTIONS OF PROPOSALS

- 2.1 Change of use of 2no existing Flats (Flat 1 and Flat 2) adjacent to Fieldfare Cottage, to be converted into a single dwelling house.
- 2.2 No new floor space is to be created as a result of these proposals.
- 2.3 Both properties will use existing access driveways onto Main Street.

3 PROPOSED DEMOLITIONS

- 3.1 The change requires a small demolition of the single storey utility link between the new dwelling and Fieldfare Cottage. The gable end of the single storey utility structure will be rebuilt along the proposed wall line and rendered to match the existing property. The pitched roof will be cut back to the same line, with pantile finish retained.

4 EXISTING USE

- 4.1 The existing use is residential.
- 4.2 The existing building is split at ground and first floor level, forming 2no 1-bedroomed flats (Flat 1 and Flat at Fieldfare, Main Street, Thoroton).

5 MATERIALS

- 5.1 The materials chosen will reflect the character of the property and adjacent dwelling and be in-keeping with traditional treatments within the conservation area.
- 5.2 Walls will be masonry with external render finish, which has deteriorated in places, but that the existing shall be replaced with a new through-colour render.
- 5.3 The roof will be amended to change the window arrangement, requiring new cat-slide dormers front and rear. The existing pantiles will be removed and reused for the revised roof covering, with any shortfall/breakages made up from red clay pantiles to match.
- 5.4 Poor quality modern UPVC casements will be replaced with windows and doors of a traditional appearance and materiality, more in-keeping with the character of the conservation area.
- 5.5 A new oak framed porch is to be added to the front elevation, for cover and weathering at the main entrance to the property, and to enhance the appearance of the principle elevation facing the street scene.

6 ACCESS

- 6.1 The side staircase to the first-floor flat will be removed as it will become redundant as a result of the internal changes. The new layout removes internal stud walling to make an open-plan ground floor.
- 6.2 The new dwelling will have a level threshold entrance, and reuse the existing internal staircase, but reconfigure the accommodation with timber stud partitioning, to create a 3-bedroomed dwelling.
- 6.3 Level access will be provided to the front, rear and around the perimeter of the property. The change from gravel to a block paved driveway will improve the level access and surfacing.

7 VEHICLE PARKING

- 7.1 The existing vehicular entrance and access will be retained unamended.
- 7.2 The existing gravel surfacing will be changed to a block paving, with an Aco drain for surface water collection within the site.

8 TREES AND HEDGEROWS

- 8.1 Although there are trees within the development site, they will not be affected by these proposals, and all will be retained.
- 8.2 No hedgerows will be affected by these proposals.

9 FLOOD RISK

- 9.1 This site lies within Flood Zone 1 as defined by the Government/Environment Agency mapping, and therefore has a low / no risk of flooding.

10 BIODIVERSITY

- 10.1 Not applicable.

11 TYPE(S) OF DEVELOPMENT

- 11.1 Conversion of existing building from 2no flats into a single dwelling house, with no new floor space created from the change of use.
- 11.2 A net loss of one residential dwelling from the site.

12 PRE-APPLICATION ADVICE

- 12.1 Advice was received on 26th May 2021 (ref: 21/00660/ADVICE), which confirmed that the principle of development would be acceptable, subject to the design and appearance of the cottage making a positive contribution to the character and appearance of the conservation area.
- 12.2 Further advice was sought regarding the CIL liabilities. In a telephone conversation between the Agent and Matthew Sawyer of Rushcliffe Borough Council, it was agreed that on the basis that additional no floor space would be created by the proposals, and that there is a net reduction in residential units (from 2 to 1), that the CIL charge would not be applicable.

END.