

CELLAR DOOR

ARCHITECTURE



Nº12 VANE TERRACE

DESIGN & ACCESS STATEMENT

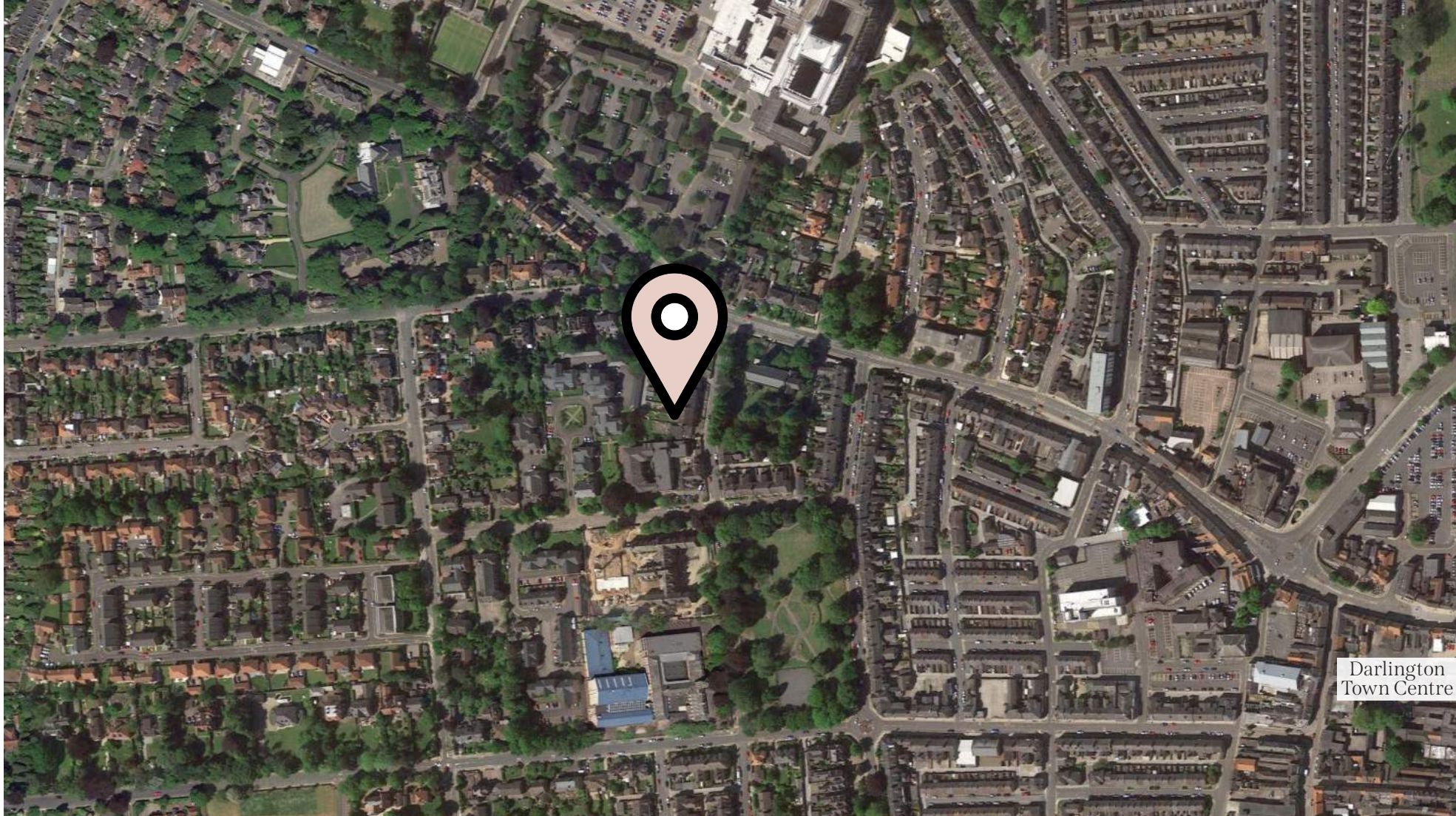
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1.0 PROJECT PARTICULARS

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Aerial photograph of West Darlington

1.1 INTRODUCTION

12 Vane Terrace, Darlington, DL3 7AT, is an existing terraced building located approximately 650m from the high street and and 300m from the regional hospital.

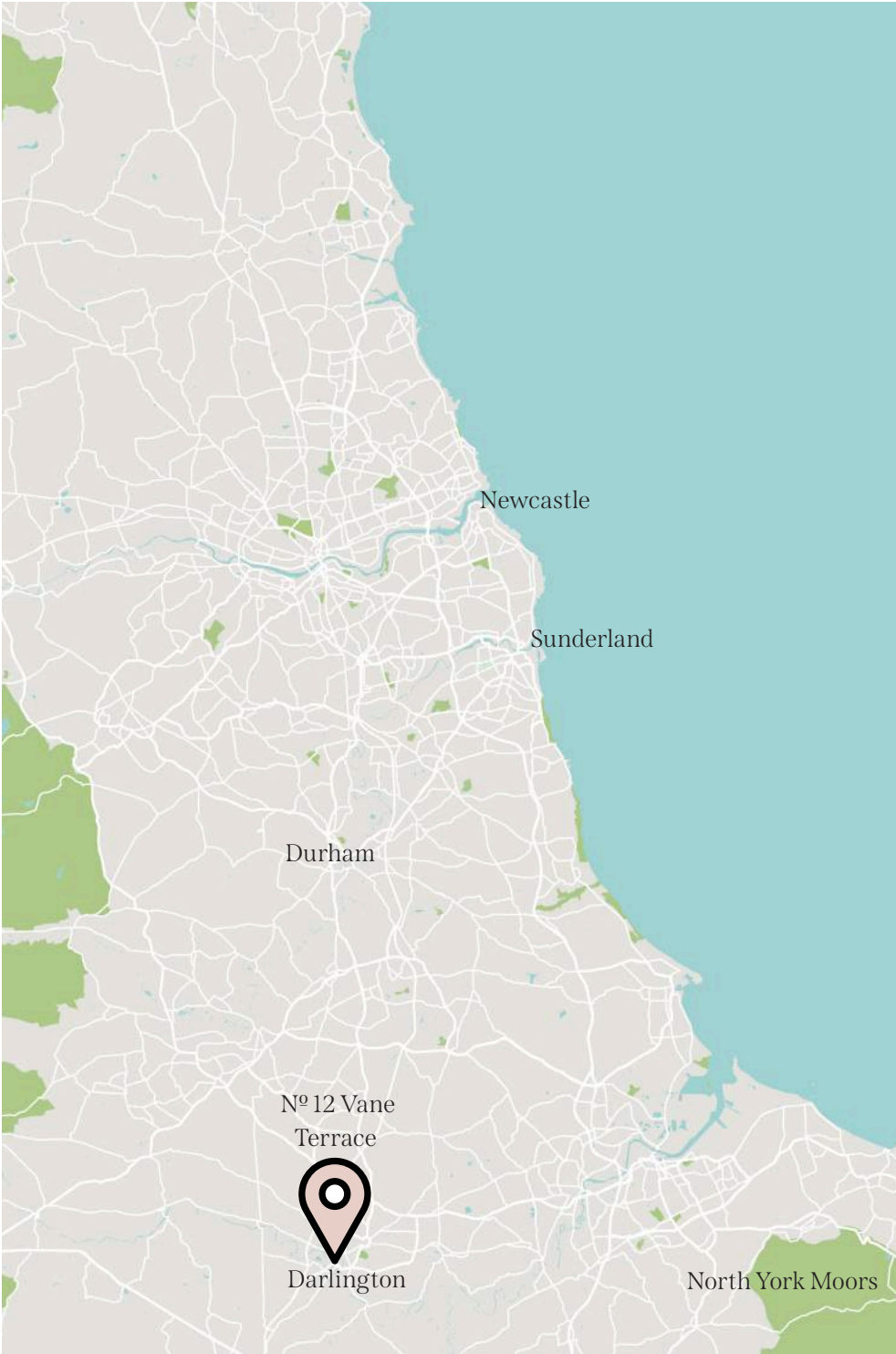
Cellar Door Architecture have been appointed by our client to prepare a planning application for the conversion of the existing building to Co-Living use. This application seeks the following consent:

Change of use from residential (use class C3) to one co-living 12 bedroom property, each with en suite bathroom facilities HMO (sui generis), including partial demolition of existing rear extensions and rear roof to existing extension, replacement of existing windows throughout, construction of new 3 storey extension, incorporating three parking places and external cycle storage and dedicated refuse storage area within rear yard.

2.0 SITE CONTEXT

2.1 SITE LOCATION

Nº 12 Vane Terrace is located closely to the town centre within the town’s West End Conservation Area. The local area has many transportation links to further afield via the national rail network, buses and nearby A167 and A1 motorways.



North East England map



Satellite photograph of Darlington

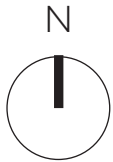


2.2 SITE PLAN

Nº 12 Vane Terrace is situated in a residential setting close to the centre of town. It neighbours Ventress Hall Care Home, and the Holy Trinity Church grounds to the east of the property.



Site Plan

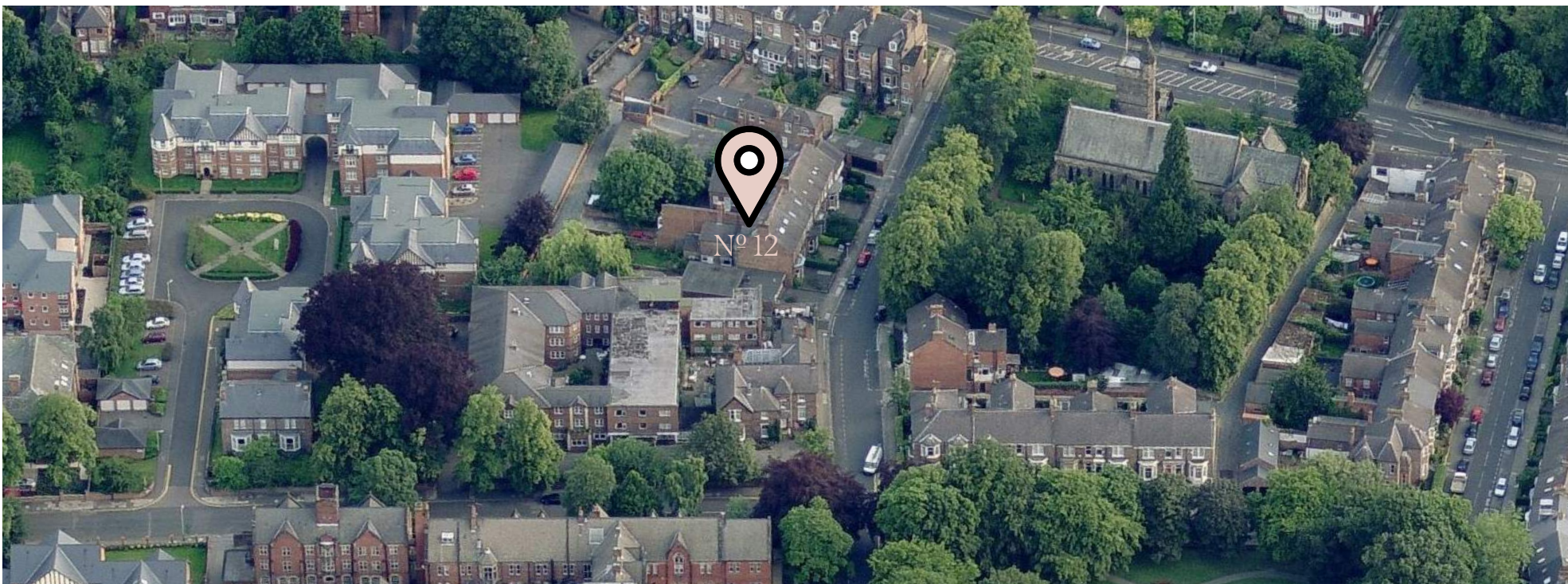


2.3 CONTEXT

The surrounding area is predominantly Victorian terrace building with various examples of more contemporary infill architecture.

There are many green spaces in the local area, including Stanhope Park situated a minutes walk from the property on the opposite side of Trinity Road.

The area is a short walking distance of 10 minutes to the Town Centre and a 20 minute walk to Darlington Train Station.



Top left: Northerly view of Vane Terrace
Top right; Southerly view of Vane Terrace
Bottom: 3D view of Vane Terrace

2.3 CONTEXT CONT.

The facing page shows a few examples of more contemporary insertions into the terraced urban fabric surrounding N° 12 Vane Terrace.



Top left: Large extension to the rear of woodlands road
Top right: Queen Elizabeth Sixth Form College on Vane Terrace
Bottom left: Queen Elizabeth Sixth Form College on Abbey Road
Bottom right: Three storey extension to Ventress Hall care home adjacent to site

2.4 EXISTING BUILDING

The existing building is constructed of red common brickwork, with stone lintels to the frontage and dark grey roofing tiles. The windows are a mixture of timber sliding sash painted white and life expired UPVC to the rear.



Nº 12 Vane Terrace, existing South and East street facing facade



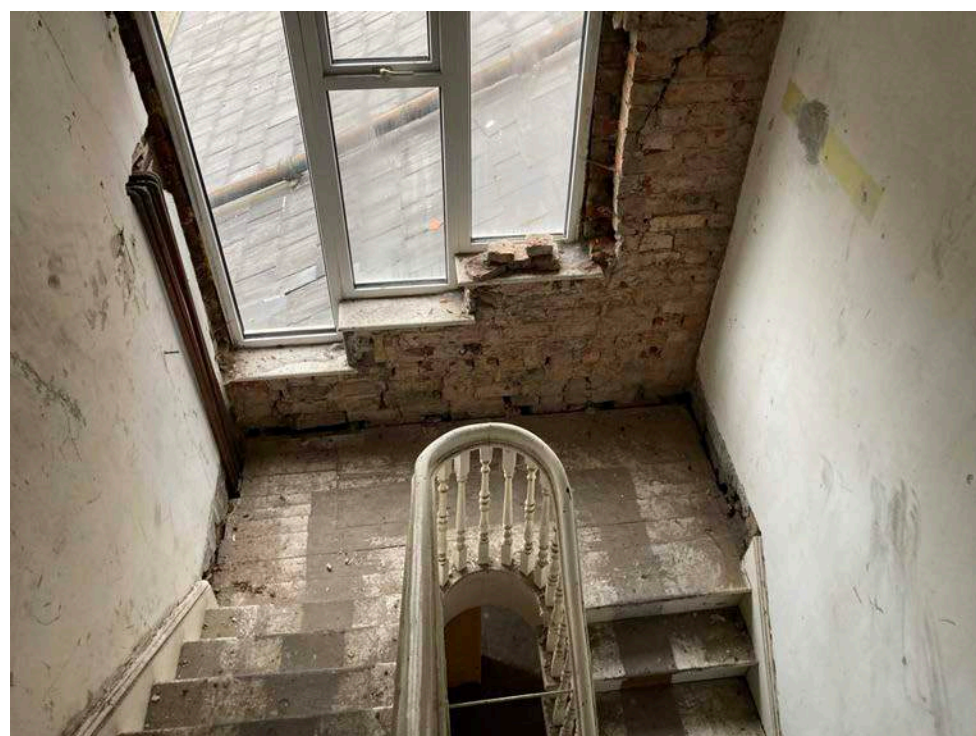
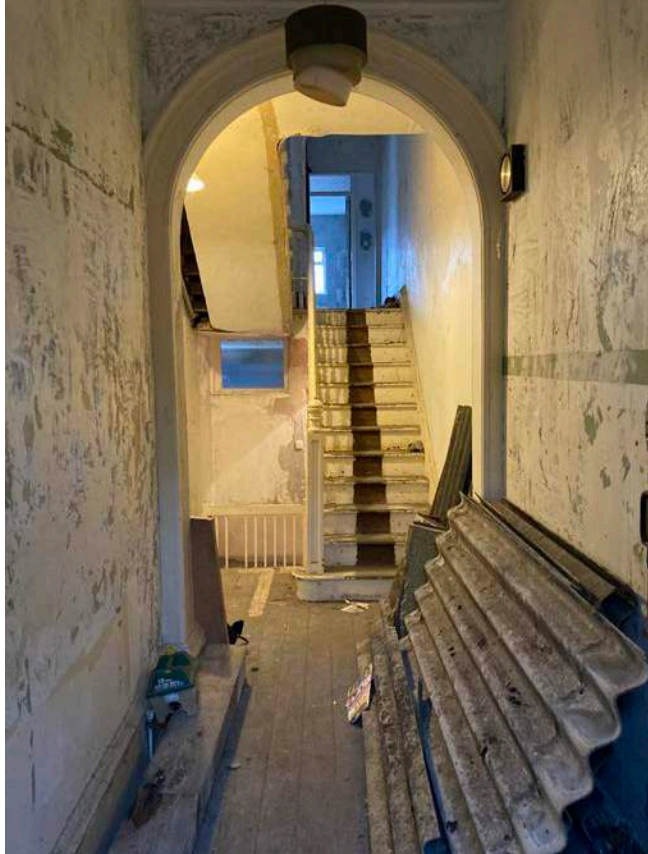
Nº 12 Vane Terrace, existing West facade

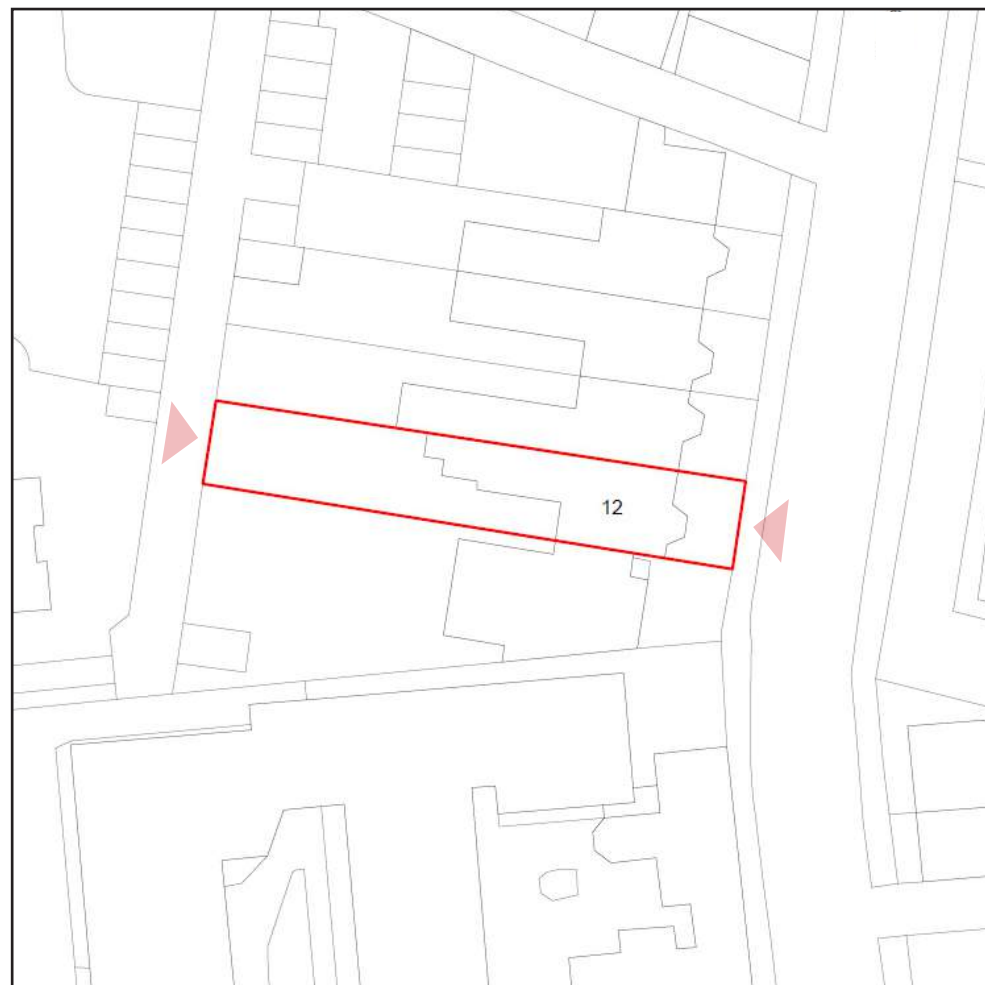
2.5 EXISTING INTERIORS

While the external facade and features of the existing building are relatively well preserved, the interiors and the condition of the internal fabric of the building have eroded over the years through neglect and a lack of attention.

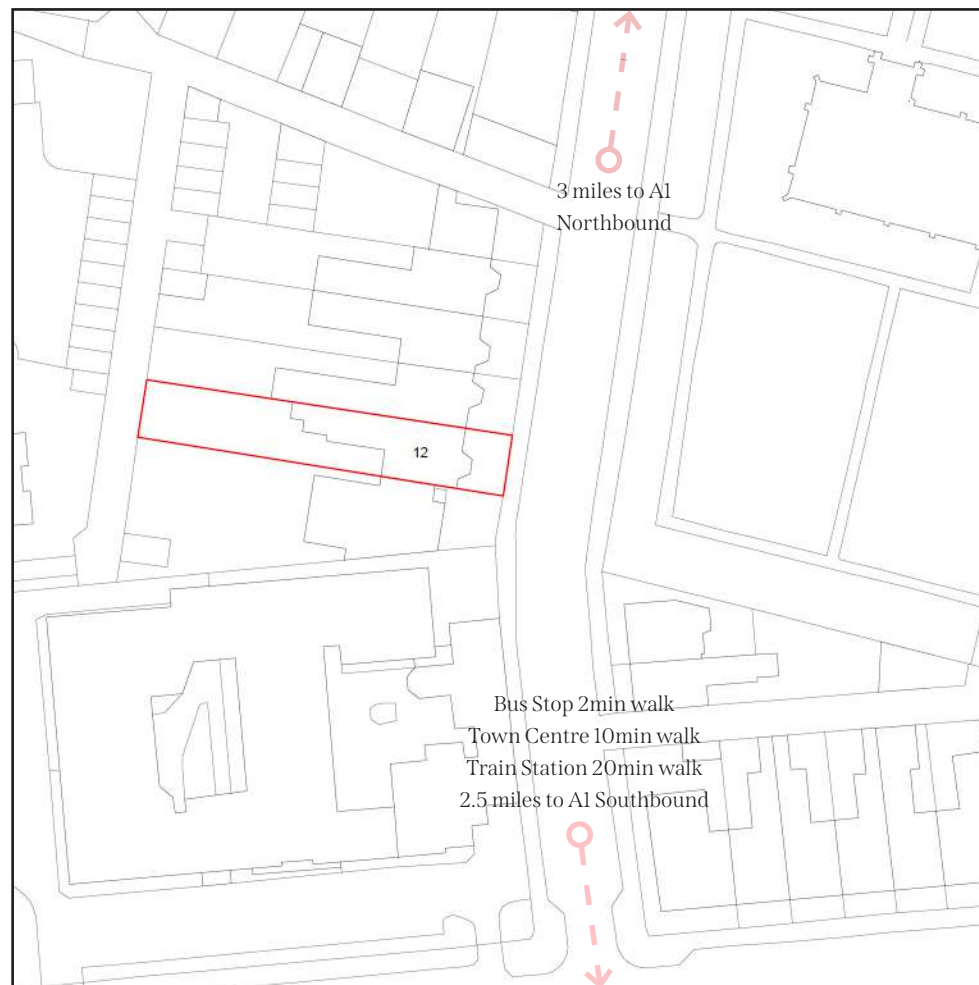
The existing building requires significant investment in order to improve upon its character and return it to a building with presence on Vane Terrace.

Where possible, the extent of demolition works will be limited and historical finishes preserved and restored to ensure the buildings character is maintained and continues to contribute to Vane Terrace.





Existing Access



Routes



Sun Path

2.6 SITE ANALYSIS

The existing building is positioned on a row of Victorian terraced houses, and can be accessed both from the street frontage and the rear through the side alleyroad and garden.

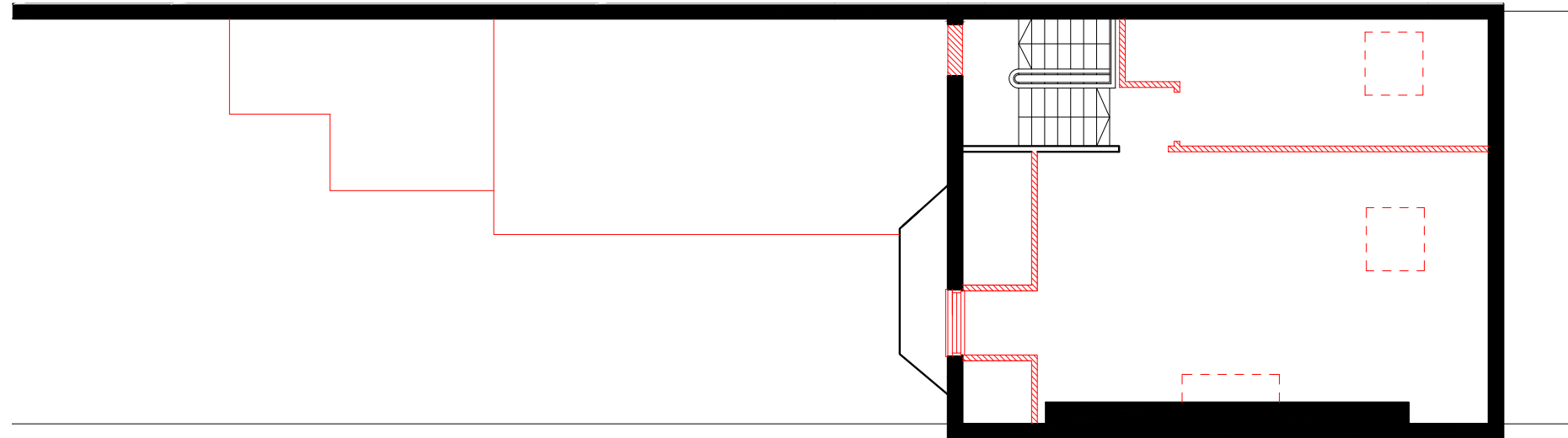
The area is a short distance from Darlington Town Centre and many local transport links.

The buildings orientation also offers good levels of daylight inside throughout the course of the day.

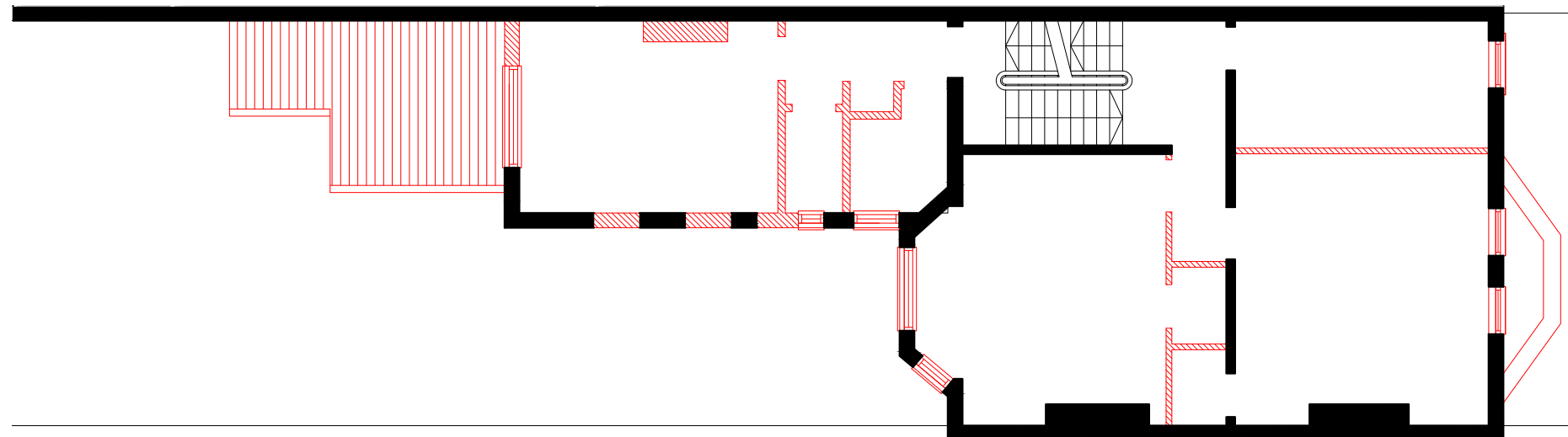


2.7 EXISTING LAYOUTS

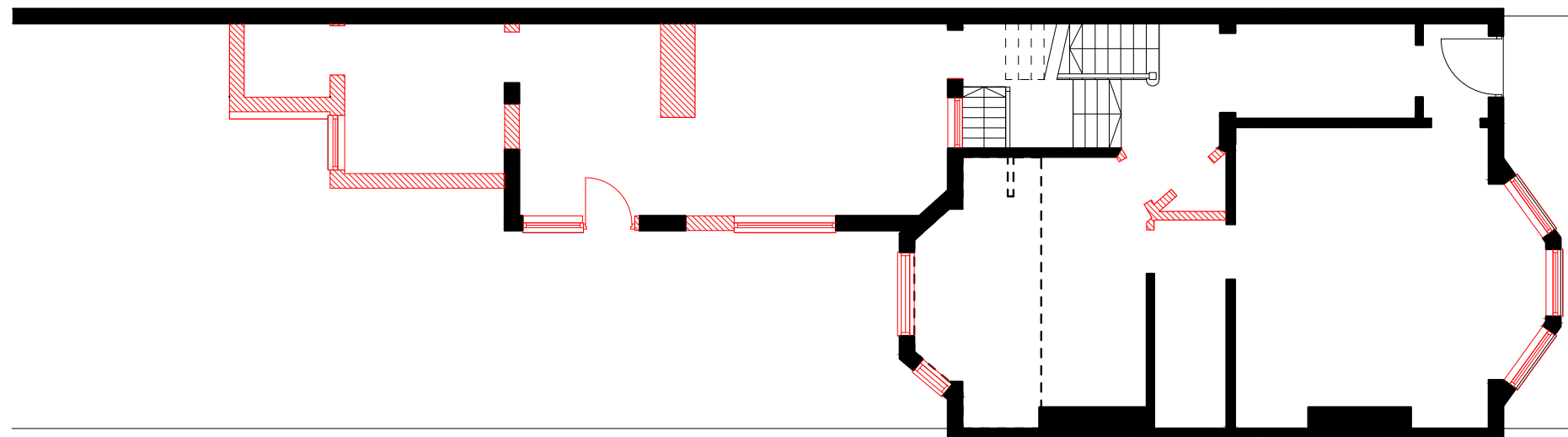
The proposal would see a host of refurbishment works restore the existing building and extend the living accommodation. The demolition highlighted adjacent identifies the work required to achieve the proposed refurbishment.



Existing Second Floor Plan Showing Demolition

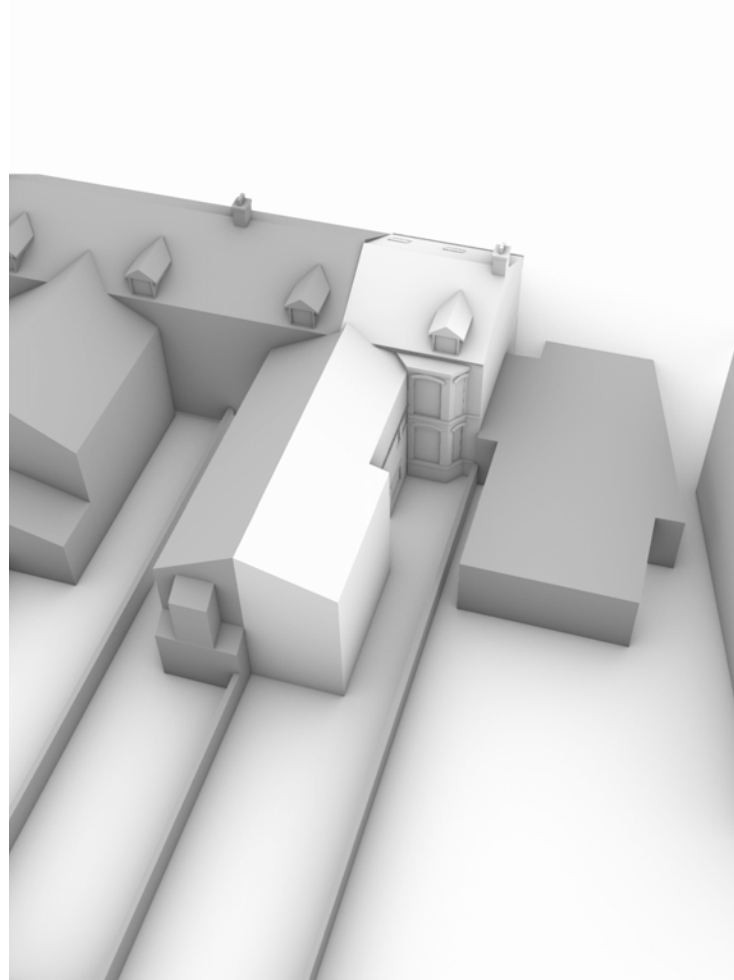


Existing First Floor Plan Showing Demolition



Existing Ground Floor Plan Showing Demolition

3.0 PROPOSAL



Massing



Appearance



Materials



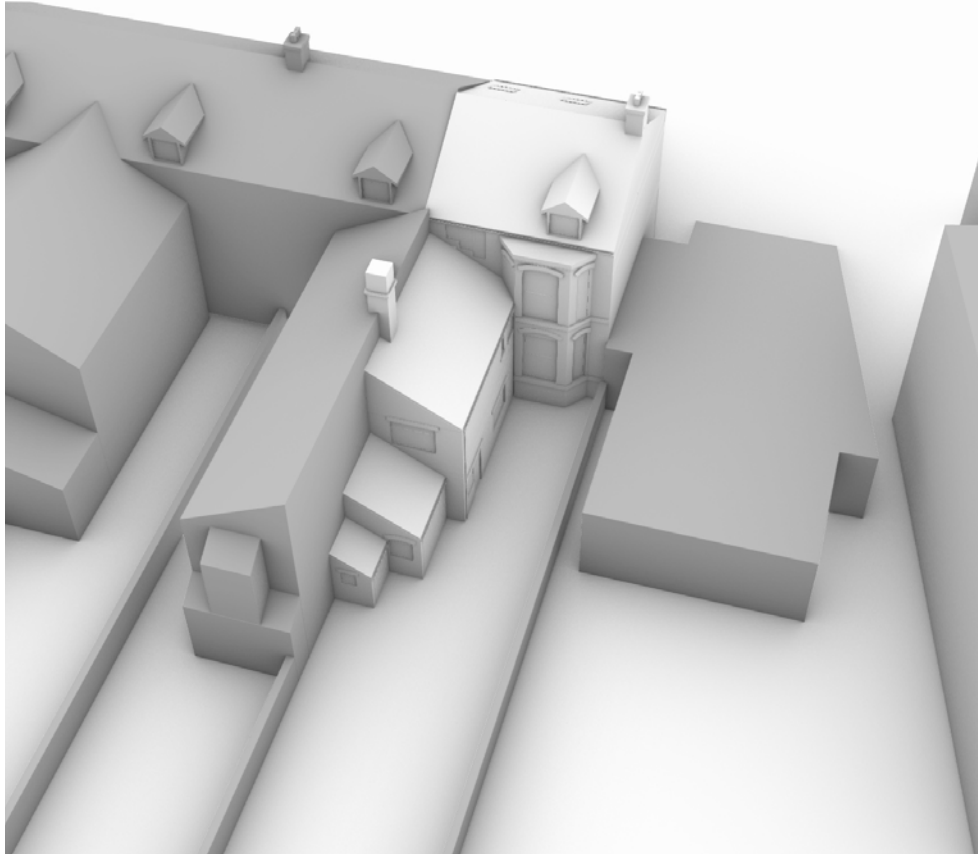
General Arrangements & Areas

3.1 SUMMARY

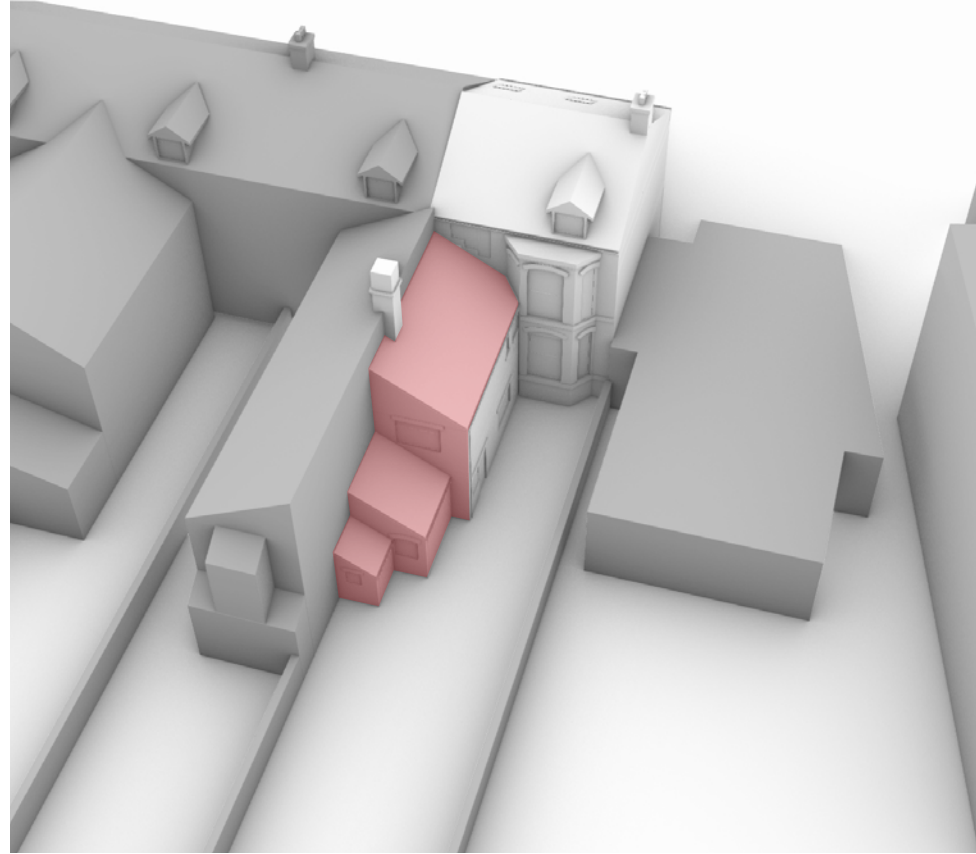
The following section will outline the proposed Change of Use to Co-Living.

The following areas will be covered:

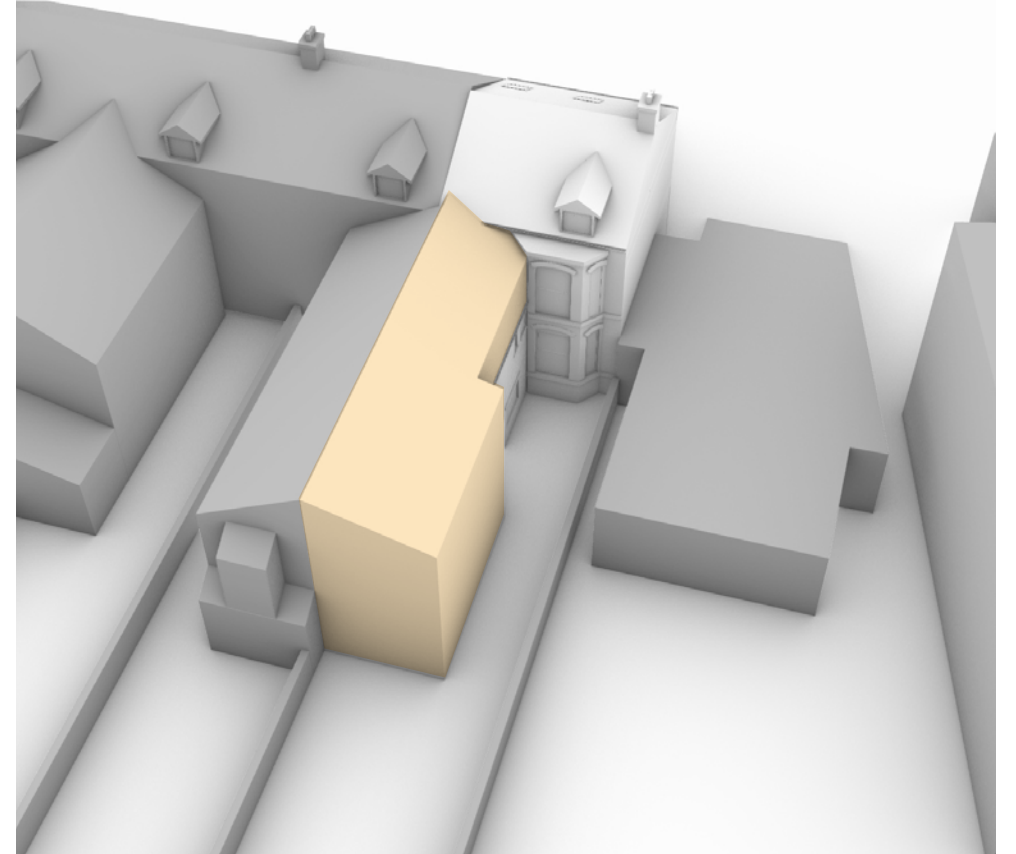
- Massing
- Appearance
- Materials
- General Arrangements



Existing Building



Extent of Demolition

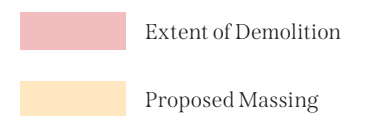


Proposed Massing

3.2 SCALE

The adjacent diagrams define the extent of demolition works as well as outlining how the proposed massing will sit aside its existing context.

The proposed massing has been carefully designed and responds to the existing buildings form by mimicking the strong gable-ended appearance of its neighbours.







Artists impression of proposed design from the only public viewing point



3.3 APPEARANCE

The adjacent image represents how the proposal will sit within its context and compliment N° 12 Vane Terrace .

The material selection was chosen to complement and mimic the grey tones of the surrounding roofscape. The massing is sympathetic and sits back from the current building line in order to respect the existing building.

The proposal will make use of reclaimed brick to extend the first floor of the existing rear extension to second floor level. This will provide flow throughout the second floor and aesthetic connection with the existing building.



Site Plan

3.4 MATERIAL INSPIRATION



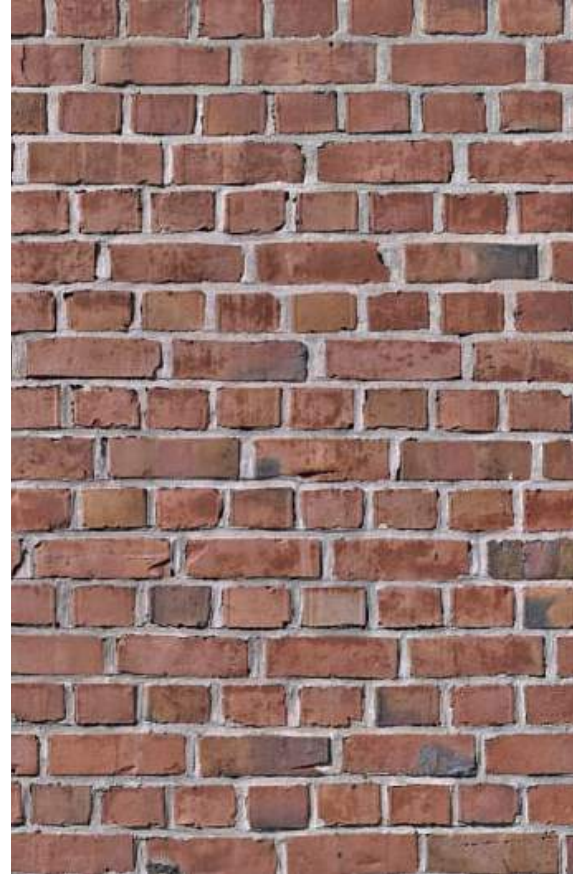
Proposed Dormer Window

The rear dormer window will be executed in a contemporary style but will continue the rhythm of the existing building.



Cladding

The proposed dark cladding panels provide a contemporary addition and compliments the existing red masonry facade of the existing building.



Masonry

The proposed masonry construction will use reclaimed red bricks to match the existing building.



3.5 USE

Co-living is a new residential product that is seeing significant demand in our urban centres. Occupants are typically professionals who are looking for a superior shared residential product that comes with high quality shared amenity space, private en-suite facilities and the latest digital and smart home infrastructure. The client has identified a significant forth coming demand for this type of accommodation as government departments relocate to the North East.

Key co-living benefits include:

- Like-minded professionals looking for flexibility and fair terms
- Exchange an element of private living for high quality shared amenity
- Establishes social and professional network
- Takes advantage of town centre living and all the amenities on offer
- Excellent connectivity to rail & bus network
- Benefits for the local community
- Retains young professionals priced out of single occupant market
- Increased spend in local businesses.



Maximises occupancy opportunities



Attracts young professionals



Increased town centre spend

Category B Shared Houses

Houses occupied on a shared basis with shared communal areas. The occupiers each enjoy exclusive use of a bedroom but would share other facilities including a communal living space.

This would apply to –

- Occupation by those living otherwise independently of all others.
- Occupation by members of a defined social group e.g. students or a group of young single adults.

Space Standards

One-person units of accommodation

Each bedroom: 10.22m² except where a separate living room is provided which is not a kitchen or a kitchen/dining room, in which case the bedroom shall be 6.51m²

Two person units of accommodation

Each bedroom: 15m² (161sq ft) except where a separate living room is provided which is not a kitchen or a kitchen/dining room, in which case the bedroom shall be 10.22m²

Common rooms

Kitchens:	used by 1-5 persons	7m ²
	used by 6-10 persons	10m ²
	used by 11-15 persons	13.5m ²
	used by 16+ persons	16.5m ²
Dining/Kitchens:	used by 1-5 persons	11.5m ²
	used by 6-10 persons	19.5m ²
	used by 11-15 persons	24m ²
	used by 16+ persons	29m ²
Living Rooms and Dining Rooms:	used by 1-5 persons	11m ²
	used by 6-10 persons	16.5m ²
	used by 11-15 persons	21.5m ²
	used by 16+ persons	25m ²
Living Rooms/Dining/Kitchens:	used by 1-5 persons	16m ²
	used by 6-10 persons	21m ²
	used by 11-15 persons	26m ²
	used by 16+ persons	31m ²

Measurement of Attic Rooms

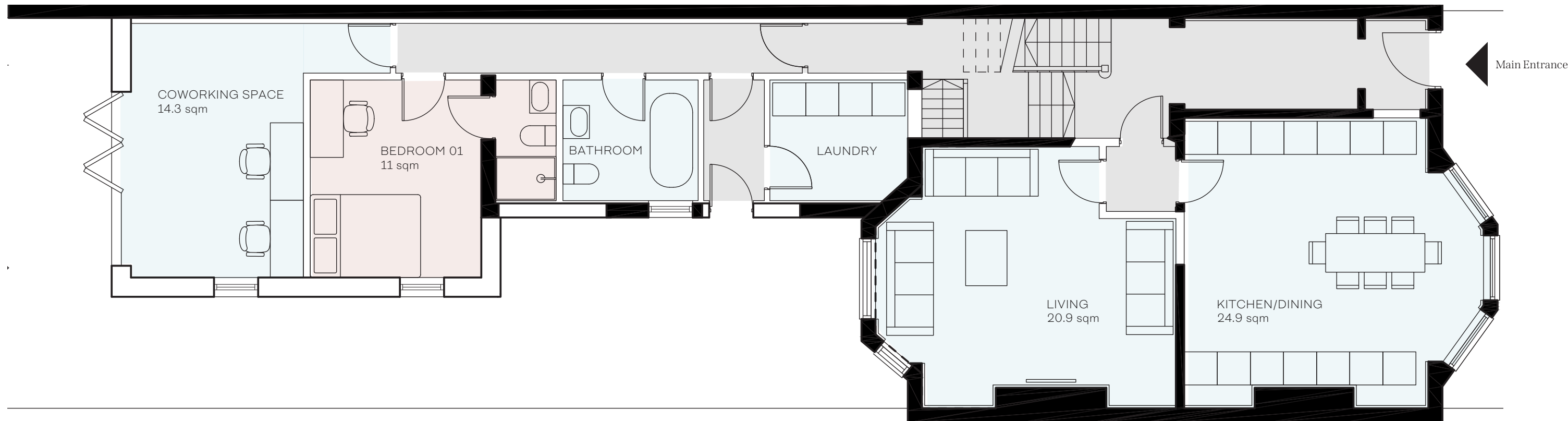
The area of any part of the floor space over which the vertical height of the room is, by reason of a sloping roof or ceiling, reduced to less than 1.5 m (5'0") shall be excluded from the calculation of the floor area of that room.

3.5 HMO REQUIREMENTS &

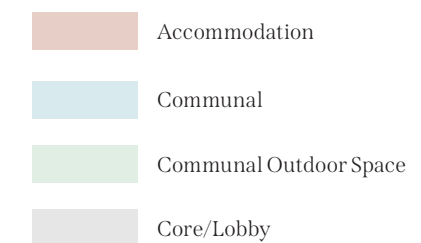
Darlington Borough Council Private Housing Team were consulted on 30.11.2020 to establish the local HMO requirements.

	PROPOSED NIA	REQUIREMENT
Bedroom 01	11.0	6.51
Bedroom 02	13.0	6.51
Bedroom 03	10.8	6.51
Bedroom 04	12.9	6.51
Bedroom 05	10.5	6.51
Bedroom 06	11.0	6.51
Bedroom 07	10.6	6.51
Bedroom 08	15.9	6.51
Bedroom 09	13.9	6.51
Bedroom 10	10.5	6.51
Bedroom 11	11.0	6.51
Bedroom 12	10.6	6.51
Dining / Kitchen	24.9	24.0
Sitting Room	20.9	21.5
Office / quiet space	14.3	

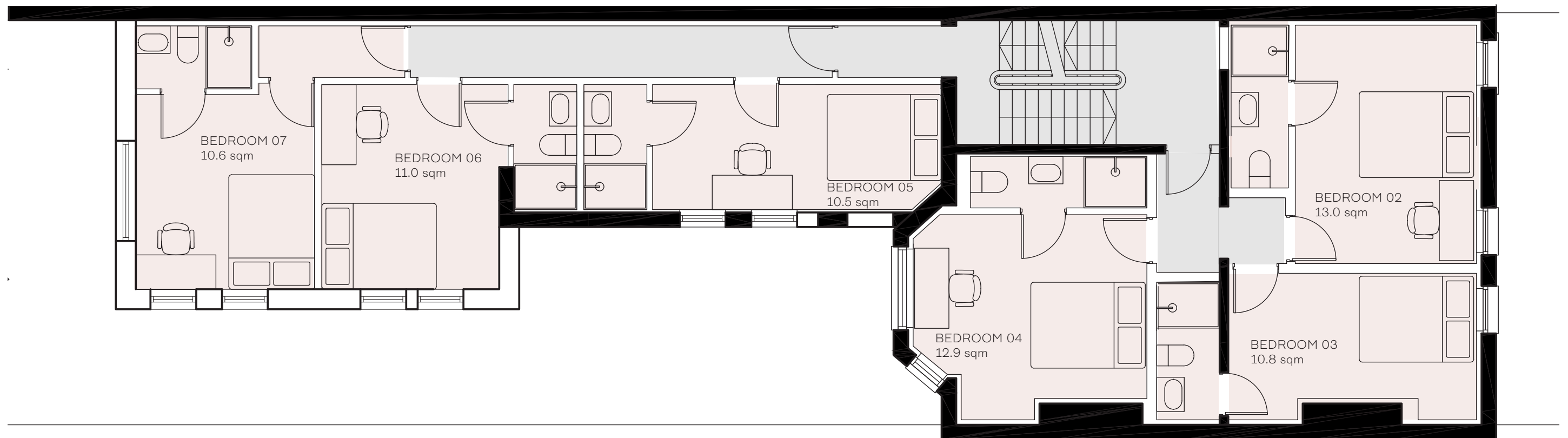
3.6 USE: GROUND FLOOR PLAN



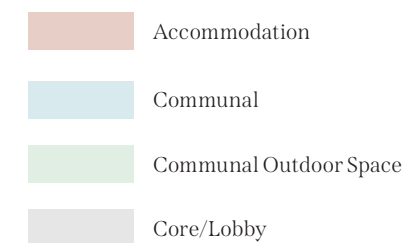
Ground Floor Plan (not to scale)



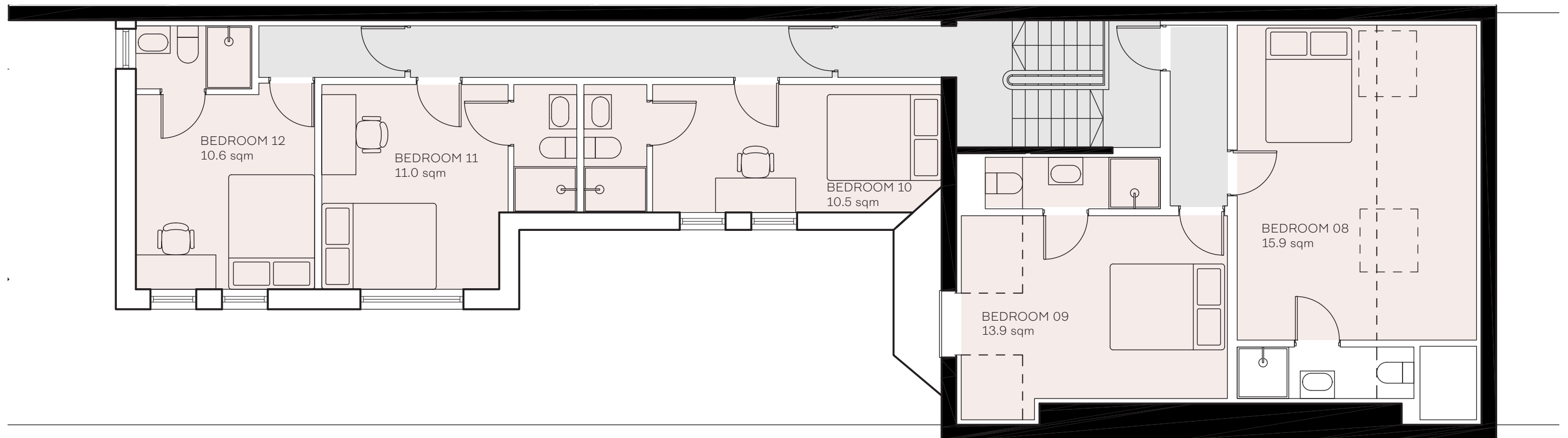
3.6 USE: FIRST FLOOR PLAN



First Floor Plan (not to scale)



3.6 USE: SECOND FLOOR PLAN



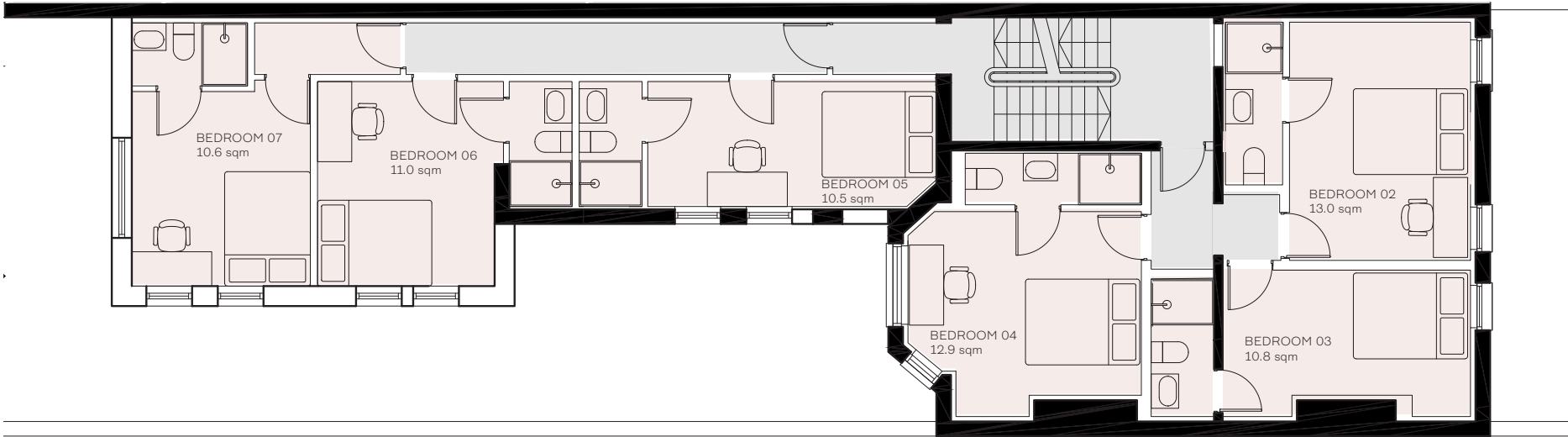
Second Floor Plan (not to scale)



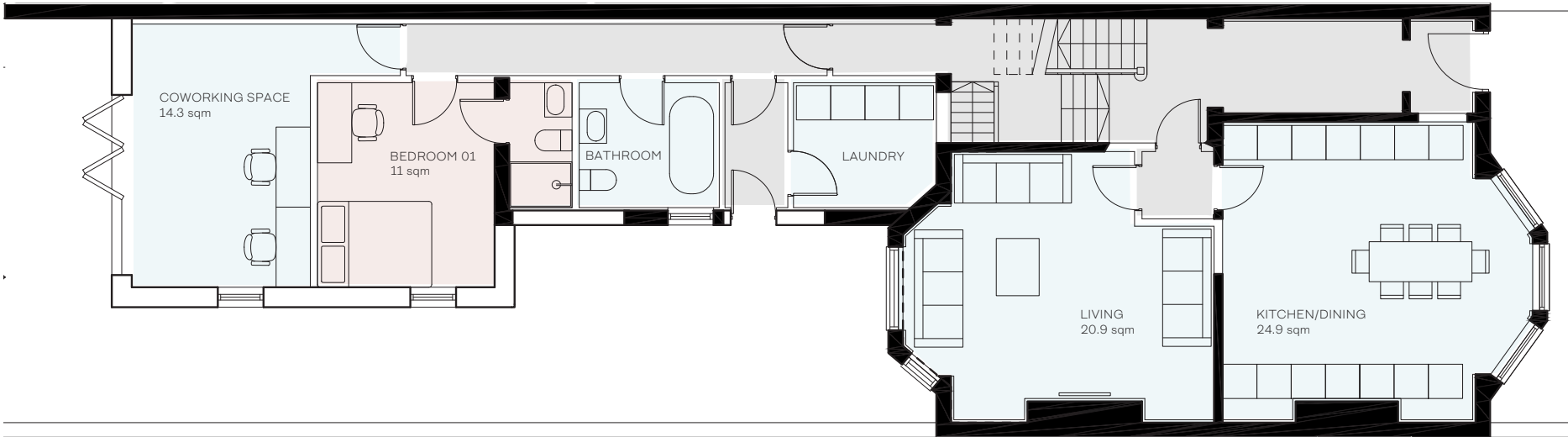
3.7 AMOUNT



Existing Second Floor Plan Showing Demolition



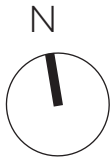
Existing First Floor Plan Showing Demolition

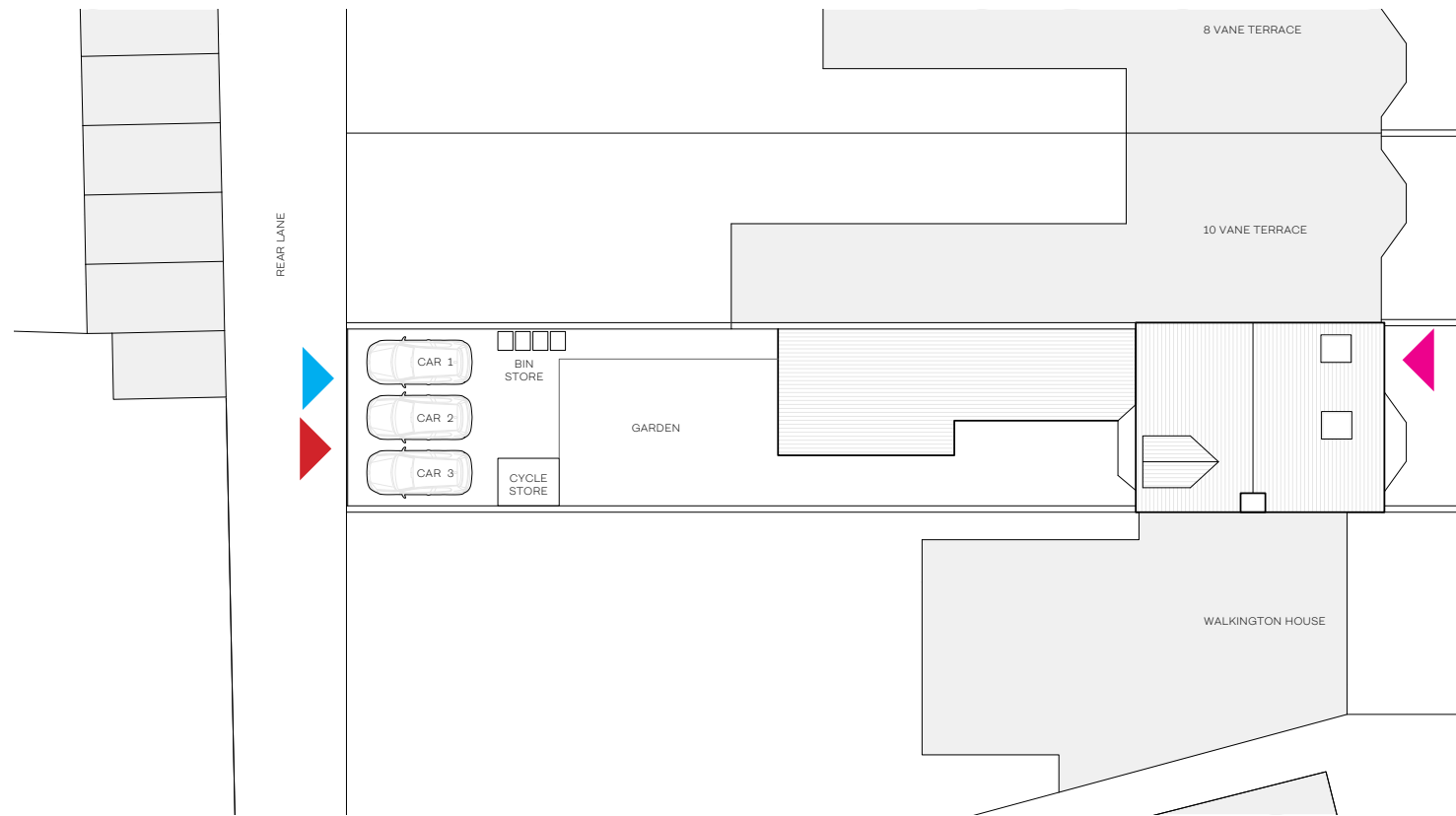


Existing Ground Floor Plan Showing Demolition

	Existing GIA (sqm)	Proposed GIA (sqm)
Ground Floor	106.0	126.3
First Floor	92.9	123.6
Second Floor	64.9	121.3
Total	263.8	371.2

- Accommodation
- Communal
- Core/Lobby

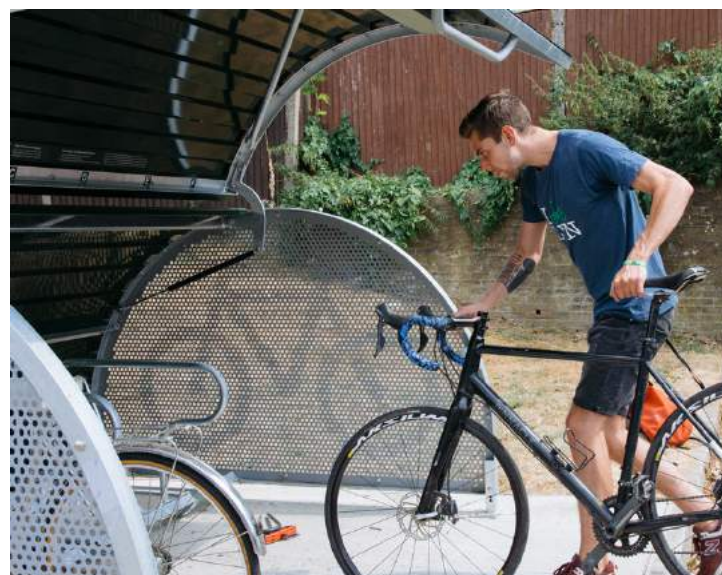




◀ On foot access route via Vane Terrace
 ◀ Car parking access
 ◀ Cycle parking access



External roller shutter bike storage system



4.3 ACCESS

No significant changes are proposed in regards to access. The main access from Vane Terrace is to be retained. The main living accommodation is positioned adjacent to the front door to enable passive surveillance.

4.2 VEHICLE PARKING

There is no existing parking provision within the existing site boundary, however there is on street parking on Vane Terrace.

The proposal looks to provide 3no. private parking spaces within the curtilage of the site. These are accessed from the rear lane and can be reached from the inside of the property.

4.3 E-CAR PROVISION

The client intends to provide a dedicated e-car for the benefit of the occupants of the building.

4.4 CYCLE STORAGE

No specific guidance was found in regards to cycle provision for HMO's but space has been allowed for which can accommodate a roller shutter bike storage system.

- 13no. cycle spaces will be provided for with room to expand externally if required

4.5 REFUSE STORAGE

The refuse area has been sized as per British Standard BS5906 with 4no 240l bins provided in order to meet Darlington Borough Councils requirement for adequate refuse provision. This allows for general waste from each of the rooms as well as the communal areas and recyclable content.

Below is a table that approximately sets out how the number of bins provided has been determined.

		CALC. BASIS	WASTE
Ground Floor	Room 01	1 bed	70
	Room 02	1 bed	70
First Floor	Room 03	1 bed	70
	Room 04	1 bed	70
	Room 05	1 bed	70
	Room 06	1 bed	70
	Room 07	1 bed	70
	Room 08	1 bed	70
Second Floor	Room 09	1 bed	70
	Room 10	1 bed	70
	Room 11	1 bed	70
	Room 12	1 bed	70
		TOTAL	840L

