

UKSD.

Supporting Statement.

Timber Framed Garden Room to Provide Ancillary Accommodation To The host Dwelling.

57 Albion Crescent Lincoln LN1 1EB

For Mr & Mrs Kavanagh

Ref. 1708

Revision A.00

August 2021

INTRODUCTION

PURPOSE OF DOCUMENT

This combined Design, Access and Planning Statement has been prepared by UKSD in support of Mr and Mrs Kavanaghs Householder planning application, for the construction of a timber framed garden room that will be used to provide ancillary accommodation to the host dwelling. And relates to the site 57 Albion Crescent Lincoln LN1 1EB. (here after referred to as 'the site').

BRIEF DESCRIPTION

This application seeks permission to construct a new garden room to provide ancillary living accommodation and storage.

The application site is approximately 0.02 Hectares (1991m²).

The host property is a family dwelling, it is a two-storey detached property, built in brick with a tiled roof. The property is located to the eastern side of Albion Crescent. The property is not a listed building and is not located within a Conservation Area. The proposed garden room is to be sited to the rear of the host dwelling to replace the existing garden room as shown on the photographs included within the statement.

The overall gross internal area proposed totals **29.5M²**.

SITE CONTEXT

LOCATION

The site is located on the outskirts of Lincoln City Centre.

CURRENT USE

The host property is a family dwelling, it is a two-storey detached property, built in brick with a tiled roof.

PROPOSED USE

The garden room will be used as additional living and leisure space for the applicant.

NATURAL CONTEXT

There are no mature trees or landscape features within the site. Therefore, no trees or landscape features interfere with the proposal in question. The building proposed is to be constructed within the curtilage of the house dwelling and once constructed a large area of outside garden area will remain to ensure adequate levels of private amenity space are retained.

RELEVANT PLANNING HISTORY

N.A

BOUNDARIES

The site is fenced and gated.

ACCESS

The site is accessed via Albion Crescent. The proposal does not plan to alter this.

LANDSCAPE

This site comprises currently of hard paving and grass, the proposed garden room will be sited to the back of the garden as shown on the submitted plans. The proposal does not encroach on any existing windows that relate to the host dwelling or neighbouring dwellings. The proposal will not cause loss of private amenity space, only an improvement to the amenity space currently available.

PROPOSAL IN CONTEXT

Overall Strategy

The concept behind the proposed works is to construct a new garden room will be used as additional living and leisure space for the applicant.

The description of development is as follows:

Construction Of New Timber Framed Garden Room To Provide Ancillary Accommodation To The host Dwelling.

RESPONSE TO NATURAL CONTEXT

Energy Efficient Design and Use of Materials

The new building has been designed to meet current building regulations, employing sustainable materials and design for low energy use.

Construction

All construction waste will either be reused on site or recycled where possible.

SCALE

The proposed building will be single story. The building proposed does not encroach outside of the confines of the existing boundaries of the site. The proposal protects and enhances the amenities of the surrounding context in terms of light, outlook and appearance. The scale of the proposal is sensitive to the surroundings.

APPEARANCE AND MATERIALS

The garden room is to be constructed in high-quality timber framing, the walling element of the garden room will be constructed using granite grey composted timber cladding as noted on the proposed drawings submitting with the application. The proposal has been designed to ensure compatibility with the host property and surrounding dwellings alike.

EXAMPLES

Like the examples found within the Borough and across the UK and other award-winning works by UKSD, we are aiming for a high quality, aesthetically stimulating finish.

<https://lincs-cabins.co.uk/garden-rooms/>

BOUNDARY TREATMENTS

Boundary treatments remain as existing.

ACCESS

The Site access will remain unchanged, the proposal will not attract additional vehicle movements, therefore parking has no relevance. Existing parking arrangements will remain as existing.

The garden room is to have level access thresholds provided at main entrance positions with maximum gradients in line with Approved Document Part M.

CRIME PREVENTION

Security to the existing property will be increased due to the secure locking mechanisms on both the windows and doors of the garden room.

LANDSCAPE DESIGN

The garden room is to be constructed on a flat area and therefore no major additional landscaping is required.

DESIGN

The applicant wishes to enhance their garden by providing a garden room for private enjoyment and recreation.

The proposed appearance will complement the existing host dwelling and surrounding properties.

The architectural response to the project has been to ensure the building is quick / easy to construct, whilst ensuring it will meet the needs of the householder.

The garden room design using timber framed units is to ensure the host elevation and property overall are not overly impacted with the garden room attachment. The design materials, timber framing will complement the host dwelling ensuring compatibility.

NPPF Para 124. States that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

The proposed building will create a functional and tidy secure garden room. It should be considered that the proposed building represents a vast improvement to the existing site. It is therefore considered that the proposal should be seen as acceptable in terms of general amenity and visual amenity, design, materials, mass and size and in accordance with NPPF Para 124.

ECOLOGY & FLOOD RISK

Given that the application is a householder application within an existing garden it is assumed that an ecology survey would not be required to satisfy NPPF Para. 170. The proposed site is located within flood zone 1 so would not represent a flood risk.

CONCLUSIONS

The proposed scheme is small in scale and in keeping in appearance and will have little if any impact on the surrounding land uses. It is designed to modern standards of construction and working, with an in keeping aesthetic. It is designed with high quality materials and a high quality finish that both compliment and juxtapose the existing buildings.

In summary, the intention of our proposal, is to create an in keeping space and aesthetic that sits comfortably alongside the existing commercial buildings.

With all of the above carefully considered we are confident that our proposal is more than acceptable, and would thoroughly make a marked improvement for the householder.

It is our clients wish to enjoy the amenity that this garden room provides and seeks to achieve this with a structure that has a minimal physical impact on the elevation it connects to and the surrounding area.

The garden room will be erected with timber framed units to compliment the host property, with the fenestration details and the garden room massing being produced in such a way as to harmonise with the existing building. The style of the garden room is such cause little disruption to the nature of the host dwelling or surrounding area. We consider the proposed garden room has sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character or conflicting visually or technically to the existing property, any neighbouring property or the surrounding area.

In the light of the appraisal of the relevant provisions of the development plan and other material considerations addressed above, it is concluded that the proposed development is small in size and accords with all the relevant policy and general guidance requirements.

There is no conflict with any landscape, biodiversity, heritage or other land use policies. The site has no constraints to the proposed development and it can be delivered without detriment to the capacity and function of existing utility services in the area or the general amenity of neighbouring land and property users. In overall terms the proposed development fully accords with the material considerations raised by the National Planning Policy Framework and it should therefore benefit from the presumption in favour of sustainable development.

Annex A – Proposed Materials Examples

Approved scheme Private Client UK





Annex A – Site Photographs

