

DESIGN STATEMENT

APRIL 2022 REV -

HOUSEHOLDER PLANNING APPLICATION

for
alterations to an existing dwelling including side extensions
at
10 Enderby Close, Washingborough, Lincoln, LN4 1ET

1.0 The subject site & building is located at 10 Enderby Close, Washingborough.



SITE LOCATION PLAN

2.0 The building is currently owned by Mr Parker and Ms Franklin.

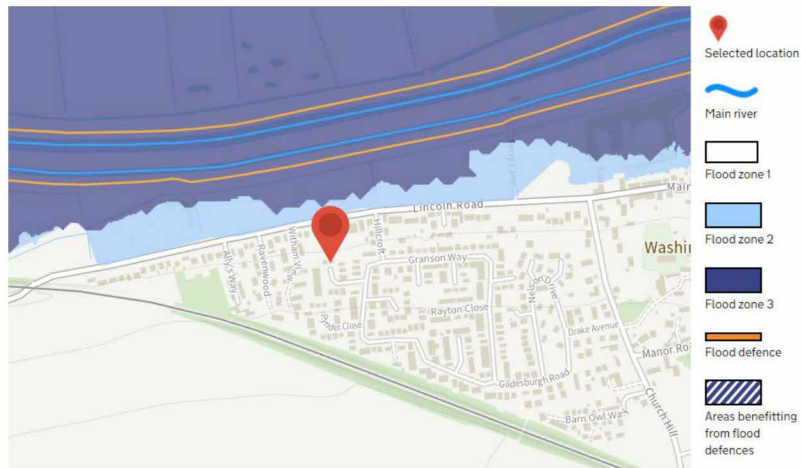
3.0 Enderby Close is located between railway lines to the south, with Lincoln Road to the north and the River Witham beyond that. The application site is located at the end of the cul-de-sac, surrounded on all sides by residential properties.



AERIAL VIEW OF SITE AND SURROUNDING CONTEXT (GOOGLE MAPS)

DESIGN STATEMENT: 10 ENDERBY CLOSE

4.0 The site is located in a Flood Risk Zone 1 and is therefore not at risk of flooding:



FLOOD RISK MAP (ENVIRONMENTAL AGENCY)

5.0 The application building is a detached two-storey dwelling and garage. The dwelling is set back from the street with a generous front and rear garden. The site includes a concrete and gravel driveway to the southern frontage and a grassed area with timber decking and small paved patio to the rear garden. The rear garden is enclosed to the east and west by timber closed panel fencing, with hedging to the rear boundary. There is a change in ground levels across the site, with the levels reducing from their highest level at the street down towards the rear of the site. There is a large grassed public area beyond the eastern boundary, with the dwellings to the south boundary sitting deep into their plots as a result of generous rear gardens.



VIEW FROM ENDERBY CLOSE



VIEW FROM REAR GARDEN

6.0 The client would like to extend to the eastern boundary of the site with a single storey open-plan family living area. A further two-storey extension to west boundary would accommodate ground floor utility room and shower room, while providing an additional bedroom and extending the current 'box' room to create a new master bedroom with ensuite to the first floor.

7.0 Our proposals for the building are included within the planning application submission as follows;

- SK001 - SITE LOCATION PLAN
- SK002 –EXISTING BLOCK PLAN
- SK003 –PROPOSED BLOCK PLAN
- SK004 –EXISTING FLOOR PLANS
- SK005 –EXISTING ELEVATIONS
- SK006B –PROPOSED FLOOR PLANS
- SK007B –PROPOSED ELEVATIONS

8.0 The single-storey extension will provide a larger family living area to the ground floor. This will allow greater freedom and connectivity to both internal and external spaces, while the western extension will provide utility and shower room facilities downstairs which have become an essential part of any modern family house. The extended first floor will provide a fourth bedroom with ensuite facilities and in doing so provide that added space and flexibility to this family home.

9.0 Conscious of the impact that the extensions could have on the street scene, the decision was made to retain the existing style, form, and materiality in the proposed design. The two storey extension will extend directly above the current garage, with the proposed gable end wall allowing the extension to read as a separate entity while also emphasising its subordinate nature to the existing building with a slightly lower ridge height. Both side extensions will sit just inside the site boundary, allowing for the existing oversailing verge detail to be retained.

10.0 Both the side and rear extension will be constructed in a brick and roof tile to match that of the existing building. Any new windows, rainwater goods and fascia to the existing building will be in white uPVC to match the existing, with the exception of the rooflight which will be grey PPC aluminium.