

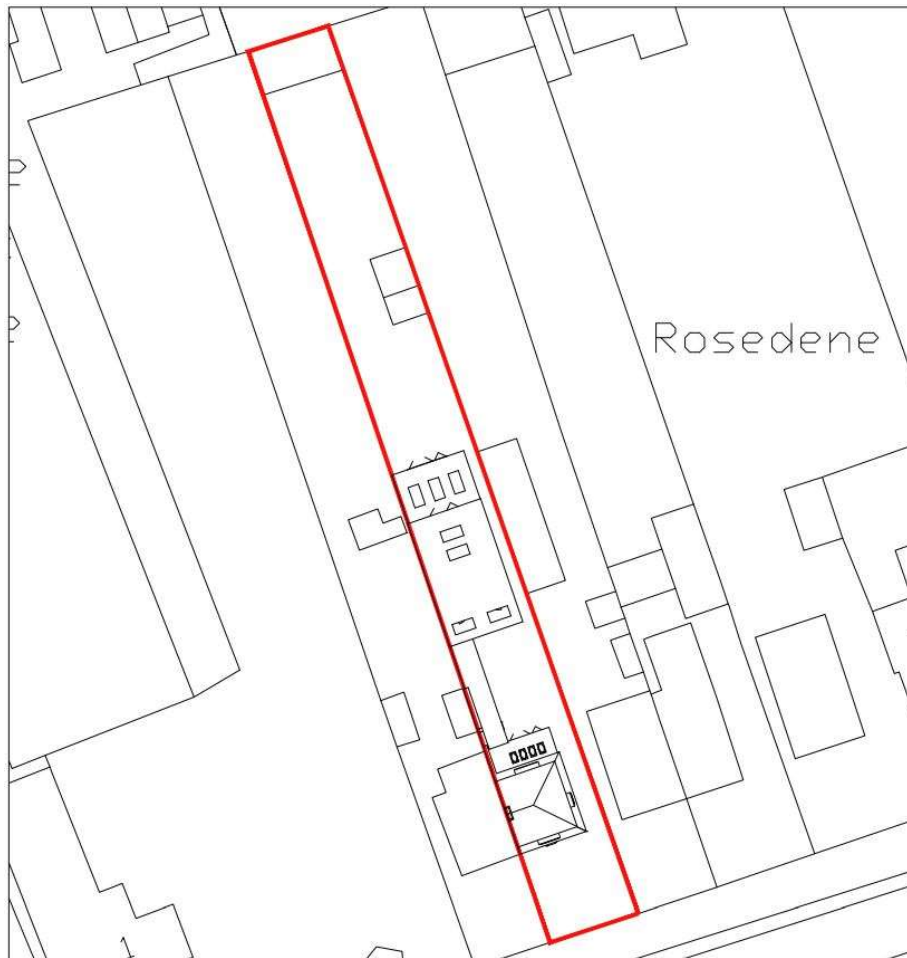
PHASE Design & Access **Architecture** Statement

PROJECT ADDRESS: - No.5 Trent Road, Beckingham, DN10 4PY.

PROJECT OVERVIEW: Application for 2-Storey Rear Extension to Existing Dormer Bungalow & Creation of Annexe Space.

DATE: 07/10/2022

REV: 0



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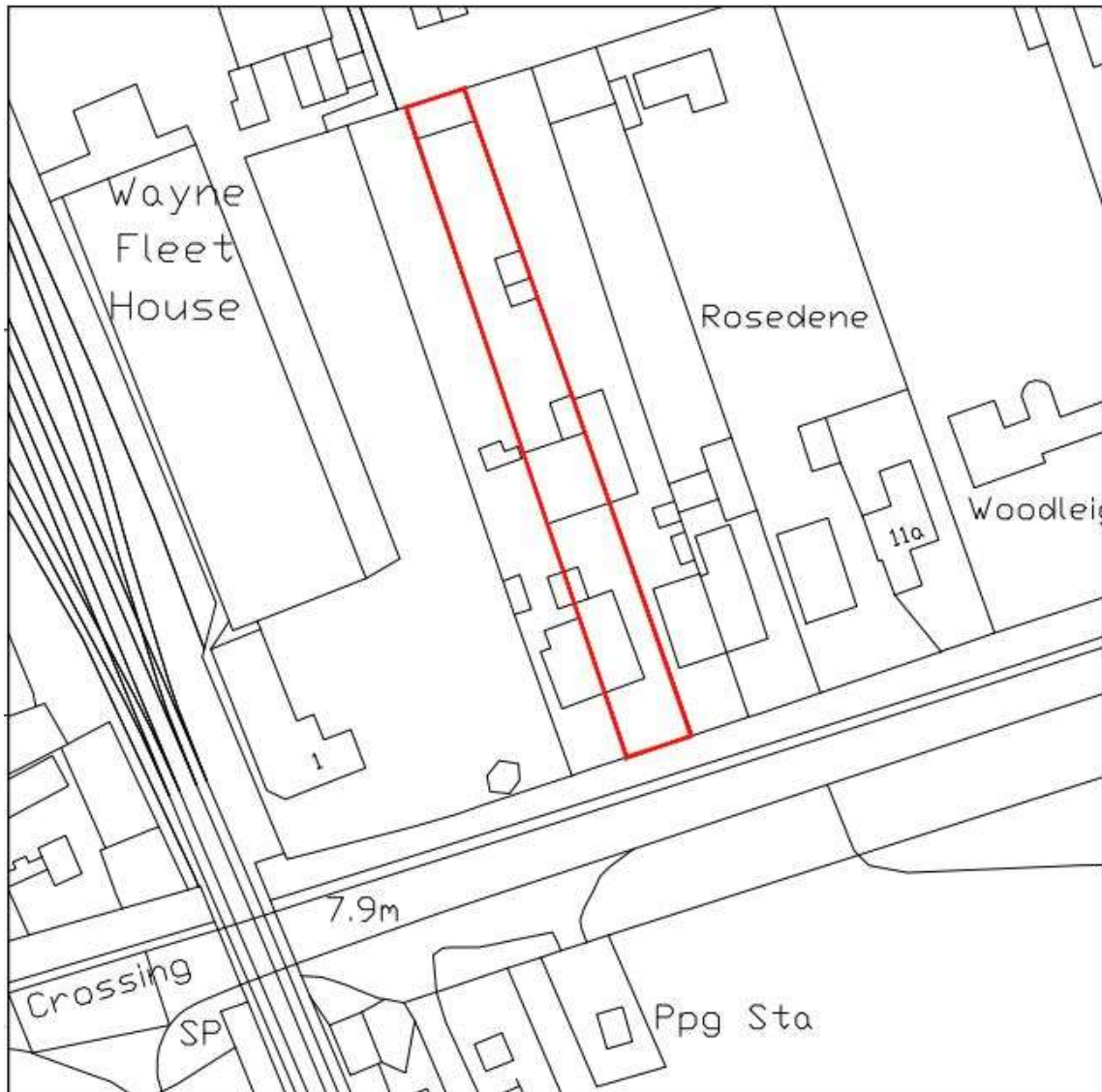
1.0 Introduction

This Supporting Document for the full application at No.5 Old Trent Road seeks to clarify details of the application. In brief, the scope of works include; 2-storey rear extension to facilitate the provision of an annexe space with independent kitchen / living / dining space & 1Nr bedroom.

2.0 Existing Site

2.1 Location:

The existing site is situated on Old Trent Road in Beckingham, following the railway line. The site does not reside within or near a conservation area and is not located within 50 meters of a listed building. The front elevation does face open countryside, however the street scene is not impacted by the development.



2.2 Existing Surroundings

Situated somewhat on the edge of Beckingham's built environment, Old Trent Road is made up of a number of different property styles constructed between approximately 1900 & 2010. The plot in question resides towards the Western side of Old Trent Road as a pair of semi-detached properties of the same design.

The design of the 4 bungalows that make up the aforementioned 2 pairs is unlike anything else within Beckingham, and represents an unusual approach to dormer bungalow design, incorporating what could be described as a Mansard style roof structure, allowing for a very low brickwork eaves height.

2.3 Existing Boundaries

All three rear boundaries are bound by timber fence panels as is typical of the road. There are no existing trees or mature planting that conflict with the proposal, nor are situated close to.



2.4 Existing Architectural Vernacular

As can be seen to the right, Old Trent Road appears to have been developed over the course of the last 100 years or more. There is an eclectic mix of dwelling styles which make for an picturesque street scene from most angles.

Set back from the road, most properties benefit from excellent levels of off-road parking and ample amenity space, with gardens being almost excessively long and more slender in nature.

Architectural features along the road include; Dormer 1st floors, dormer windows, brick head / cills, arch stone heads / cills, bay windows, hipped / gabled roof designs & a mix of fenestration aperture styles.



Materials include; Estate style red brick, imperial red brick, modern mix buff brick, rosemary tiles, double and single camber clay pantiles and slate. Window / door finishes vary to the same degree with a variety of colours & materials being used.

To conclude, while the area is deemed to be of 'High Architectural Significance', there's little in the way of precedent to follow.



3.0 Design

3.1 Justification for the Proposal

The form and function of properties must change in order to meet the needs of its inhabitants. Architectural trends dictate how spaces are used which needs to evolve in order to remain current and desirable. The renovation works are intended to ensure that this property remains desirable as it heads into what is assumed to be its seventh decade. Considering the existing design is of 'Moderate' architectural value and its design relatively unusual in many villages & towns, we do not consider the works to be to the detriment to the property's overall aesthetic.



The house and plot are well appointed and offers excellent levels of accommodation, but there are some tweaks required in order to fully utilise the accommodation on offer. The traditional design of a functional kitchen, small separate diner and large living room is typical of properties from the 1940's right through to the early 2000's, while a small single story rear extension went some way towards helping this, the application brings the internal layout up to date and provides an additional bedroom alongside increased sanitary provision and living space.

Properties such as these are in danger of being labelled as undesirable, renovation works to properties like these ensure the street remains current, with homeowners making investments into their properties being a positive sign.

3.2 General overview and use of the proposed development

The amendments to the frontage are simplistic, the replacement of the existing pvc windows for new pvc windows, colours TBC as a PCC. All builders works relate to the rear of the proposal. The largest impact is to the property to the West, which when evaluated against the existing structure that resides within the garden, the additional impact - due to the flat roof - was deemed to be insignificant when looking at loss of light. There is a projected loss of light to a small portion of the garden half-way down in the very early morning.

3.3 Scale

Fortunately, the properties along Old Trent Road are blessed with excellent external amenity space, however the internal layout did not reflect the size of the plot. The extension seeks to rectify that balance issue by providing a significantly increased internal space that, in reality, does not conflict with the external amenity space in anyway due to the scale of garden space available.

3.4 Appearance

Finding matching bricks may be tricky, there are 2 strategies; A) use a new brick matched as closely as possible to the existing brick (as specified on the drawings) or B) find enough re-claim bricks to complete the annexe that match the existing property exactly.

The windows are specified as pvc to match the main property. Colours TBC as a PCC.

3.5 Landscaping / Boundaries

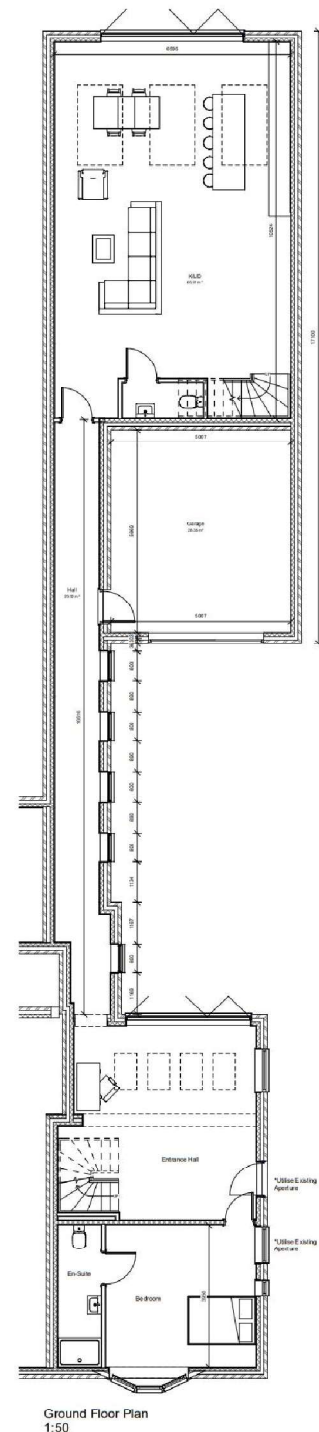
All landscaping and boundaries are to remain as existing.

3.6 Impact on Residential Amenity

The impact on residential amenity is deemed limited, with the impact being a positive one. The re-investment into ageing properties is a promising sign for local homeowners, who can see that their neighbours are willing to take steps to keep their properties relevant in the rapidly changing world of desirability.

Investment on existing buildings not only stimulates local economic growth, but also retains an areas' relevance by introducing interesting design ques. The visible investment into property keeps local property prices at their best, something locals can be pleased about.

More-over, renovating existing building prevents the encroachment onto open countryside. Rejuvenating the existing housing stock is essential to dampen the expansion of housebuilders backed by fleets of buyers wanting larger entertaining spaces and greater numbers of bedrooms / bathrooms.



4.0 Access

4.1 Pedestrian and Vehicular Access / Entrances

Pedestrian access remains the same, the Paddocks. No new vehicular or pedestrian access routes to the site are proposed.

4.3 Refuse

The refuse arrangement remains unchanged.

4.4 Drainage

Surface water drainage will not be increased as the new roof is over an existing hard landscaped area and there is no new hard landscaping proposed. Waste to existing. Expected inhabitant number: 2.

5.0 The National Planning Policy Framework (NPPF)

5.1 Relevant Core Planning Principles

While all core planning principles are relevant, below are the most relevant extracts to this development that we believe to satisfy wholly.

Section 12 paragraph 124 states *'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'*.

Section 5 paragraph 61 states *'Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers 25, people who rent their homes and people wishing to commission or build their own homes'*

6.0 Conclusion

6.1 Consultant Conclusion

The reinvestment into existing housing stock is not only significantly more environmentally friendly than buying new, but also massively beneficial in preventing areas dominated by ageing properties, which day by day become less desirable in the eyes of buyers. Keeping properties modern and meeting the needs of 21st century living is a must.

7.0 Supplementary Information

7.1 Flood Risk Assessment

There is no requirement for a flood risk assessment due to the lack of any risk of flooding, surface or rivers / sea.