

Design & Access Statement

PROPOSED EXTERNAL & INTERNAL WORKS

at

25 Bowling Green Lane
Market Overton
Rutland
LE15 7PH

on behalf of

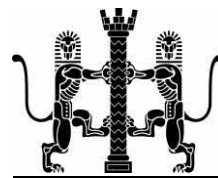
Mrs G. Van Smirren

October 2023

v1.0

Prepared by

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1.0 Introduction

This document has been produced by PW Architects on behalf of Mrs Van Smirren in support of the planning application for the proposed works at 25 Bowling Green Lane in Market Overton.

The purpose of this statement is to set out the context for, and to explain the design principles behind, the proposed works. This statement has been prepared in accordance with the Department for Communities and Local Government's (DCLG) Planning Practice Guidance on National Information requirements, which requires planning applications to be accompanied by a Design and Access Statement. This Design and Access Statement therefore provides the framework for an informed and creative design-led response to the constraints and opportunities of the existing site.



Above images – taken from Google Earth depicting application site within Market Overton.

2.0 Photos of Existing



Above photos – existing front (east) elevation.



Above photos – existing rear (west) elevation.



Above photos – existing detached garage and its relation to the property.

3.0 Amount

The existing property is a four-bedroom detached brick faced property with associated detached brick garage. The proposed works include:

- Minor amendments to existing detached garage (altered openings and new internal wall with associated internal door).
- Minor extension to existing entrance hall/ front door area (under existing roof overhang).
- Various internal alterations including new door openings created and internal walls removed.
- Existing pitched roof over rear single storey element removed, new flat roof structure/ balcony area created.
- All windows and doors replaced, various opening sizes altered, and several new window openings created.
- Various other minor amendments.

This document should be read in conjunction with associated existing and proposed drawings submitted with this application.

4.0 Setting & Design Approach

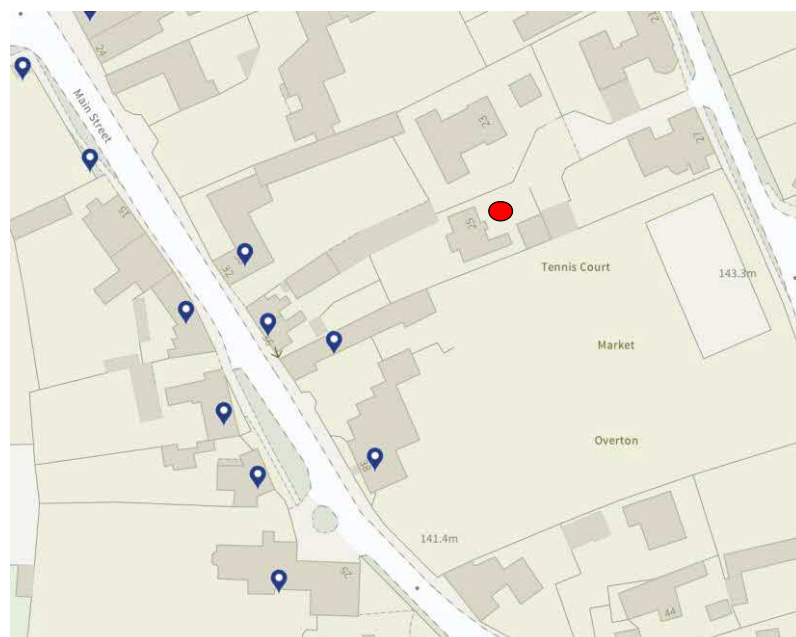
The design approach is based on a comprehensive assessment of the site context in order to evaluate the options, opportunities and constraints for any proposals. Through this process, a set of design and access principles are established to guide the details of the scheme.

Immediate Setting

The site is located within the village of Market Overton, on the northern edge of Rutland. The site is located to the west of Bowling Green Lane, set back from the street scene.

Although the property itself is not listed it is situated within the local conservation area. There are several listed buildings to the south-west of the site – see map on right.

Map taken from Historic England website. Listed buildings marked with blue and white markers and application site noted with red dot.



Planning History

- Planning Ref: F/1997/0297; Erection of a dwelling house.
Approved 13th August 1997.
- Planning Ref: 1989/0314/HIST; Use of land for erection of a single dwelling.
Approved 13th June 1989.

The proposed design considers the site surroundings and history whilst also working towards a scheme which meets the applicants brief and requirements.

4.0 Proposed Works

Site Layout & Access:

Access to and from the site is to remain as existing, with no changes proposed.

Three number car parking spaces will remain following the proposed works to the detached garage: one inside the garage and two in front of the garage. There is also sufficient space to turn a vehicle around on the site to ensure it enters the road in a forward motion.

The layout of the site will remain as existing. The works to the front porch area of the house are to be under an existing roof overhang. The works at the rear are above an existing single storey element. All other works are within the footprint of the existing property.

Internal Layout:

Amendments to the internal layout of the garage create a wider parking area for one car with a lockable storage area next to it.

Internal amendments to the house aim to create the following:

- A larger entrance hall, by extending the area by 1m to the east (under the existing porch roof overhang).
- Downstairs WC relocated eastwards.
- Existing kitchen and breakfast room opened up (internal walls removed) to create one singular open space.
- Doorway from kitchen to dining room widened to assist improved flow.
- New sliding doors between dining room and entrance hall.
- Amendments to existing ensuite layout in master bedroom.
- Amendments to existing dressing room area in master bedroom.
- Newly created balcony area off bedroom 3 to be accessed via new sliding doors within altered existing bedroom window.

The aim of the above internal works is to improve the flow between spaces and the spaces themselves, to suit the applicants' requirements.

Appearance & Scale:

The appearance and scale of the property is to remain as existing. The changes proposed a minimal and within the existing envelope of the structure. Ridge heights and eaves will remain as existing.

Where new window openings are proposed these follow the sizes and proportions of existing windows. Where existing window openings are to be filled it is to be with brick to match existing.

New openings created aim to improve the natural light and ventilation into the areas which they serve.

5.0 Summary

The property is a modern build structure and is sufficient distance from neighbouring listed structures that the proposed works will have little to no impact on them. Moreover, as the property is set back away from the road, the proposed works will also have no impact on the street scene.

The aim of the works is to improve the flow of the property and ensure natural light and ventilation are available in each area possible. The proposed new balcony aims to allow users to enjoy the rear garden area viewed from first floor level.

Overall, the proposed works aim to ensure the outbuilding meet the needs of modern life and the occupants' requirements whilst also respecting the setting of the existing structure and its wider area.