

12 BAKERS PLACE, PLYMOUTH, PL1 4LX

DESIGN + ACCESS STATEMENT

SUPPORTING THE PROPOSED ALTERATION TO THE FRONT
DORMERS OF AN EXISTING RESIDENTIAL PROPERTY

PRODUCED BY CORE ARCHITECTURE

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1. INTRODUCTION

This Design and Access Statement accompanies the Planning Application for the proposed alterations of two dormer windows to the first floor roof of a semi-detached house in the Devonport neighbourhood of Plymouth.



SITE LOCATION PLAN

2. SITE LOCATION + DESCRIPTION

Site Address: 12 Bakers Place, Richmond Walk, Plymouth, PL1 4LX.

The application property is one of a pair of semi-detached bungalows, located on the west side of Bakers Place, a stretch of road along Richmond Walk. The property overlooks a working boat yard and across towards the harbour.

The Property is a modest semi-detached brick bungalow in a mixed commercial and residential area. It does not possess any great architectural or historic merit, but its modest proportions and traditional design and materials mean that it sits comfortably in the street-scene. The pair of bungalows is set back from the road but is visible from public viewpoints, although the properties are less prominent visually than the neighbouring building to each side. They form part of a short row of residential properties. To the immediate northeast is a row of 3-storey houses directly abutting the highway, and beyond those another modest bungalow and a pair of 2-storey houses. To the south is a 2-storey flat-roofed house with large windows. The property is dominated by larger buildings that immediately surround it.



STREET VIEW LOOKING NORTH

2. SITE LOCATION + DESCRIPTION (continued)

Richmond Walk is mostly comprised of commercial and industrial units, Bakers Place consists of residential buildings. There is a mix of different types and styles of houses including three storey terraced houses, semi-detached houses, a detached bungalow, semi-detached bungalows and a modernist styled detached two storey residence as the immediate neighbour to the south. To the rear of the site are industrial units which then leads onto a block of flats which is part of the Mount Wise development. Open boat storage is a prevalent land-use in the immediate vicinity. There are a variety of security fences and boundary walls, and overall there is no uniformity to the street-scene and the immediate area has no readily defined character.

The total site area, including garden etc is approximately 432m² and the ground floor footprint of the existing bungalow is 98m², and this will remain unchanged.



STREET VIEW LOOKING SOUTH

3. PLANNING HISTORY + PLANNING ADVICE

91/00538/FUL: Formation of rooms in roof space including provision of dormers - Granted Conditionally.

99/00485/FUL: Formation of rooms in roof-space with associated dormer windows and Roof-lights - Granted Conditionally

17/02188/FUL: Two storey rear extension (re-submission of 17/01905/FUL) - Granted Conditionally

17/01905/FUL: Two storey rear extension - Withdrawn - This application was withdrawn by the applicant to allow redesign of the extension in dialogue with the adjoining neighbour such that both properties could apply for mirrored extensions (similar development at no. 14 was proposed by concurrent application 17/02199/FUL).

18/01017/FUL : Front dormer balcony extension. This application made in conjunction with neighbouring property (14 Bakers Terrace 18/01016/FUL) - Refused and Appeal to The Planning Inspectorate was rejected (Planning Inspectorate Appeal Ref: APP/N1160/D/18/3214369).

20/01302/FUL : Front Dormer Extension to 12 Bakers Place - Granted conditional Approval.

21/00455/FUL: Front + Rear Dormer Extension to 14 Bakers Place (the mirror neighbouring property) - Granted Approval and work is now completed on site.

4. DESIGN PROPOSALS

The proposals seeks to alter the existing pair of front facing dormers, to combine them into one dormer that is appropriately sized for the front elevation, the scale of the building and its setting. The current dormer configuration makes headroom and floor space within the main first-floor living room of the property very cramped and reduces the usable area. The proposal will make better use of the existing footprint without the need for extending the total built area of the property.

The design has taken on all comments and observation made in response to the previous failed application for a front dormer to the property.

In the Case Officer's report for the application number 18/01017/FUL, it was noted that whilst in some areas front facing dormers would be unacceptable, as there are already two existing dormers in the roof, then it is seen as acceptable in this location. However it is also noted that the any dormer should sit comfortably within the roof-space and not dominate the property. Also that any window style and sub-division should relate to those of the existing building. We believe we have taken on these comments in this re-designed submission for planning approval.

The proposal is to modify the existing two front facing dormers and combine them and form one dormer, but lowering the overall height of the dormer so that it sits comfortably within the existing roof. The proposed glazing will be almost full height so that views over the harbour are maintained; there are no facing properties etc, so this will not cause any issues with overlooking or loss of amenity of the neighbours. The design reflects the fenestration of the neighbours and is carefully aligned with the fenestration below so that the elevation reads comfortably within the street.

The overall height of the proposed dormer would be reduced from the existing, which currently extend right to the main roof ridge. This leaves most of the original traditional slate roof intact. The proposed lead grey roof of the new dormer, with traditional rolled joint detail, is designed to be in keeping with the slope of the main roof.

4. DESIGN PROPOSALS (continued)

The glazing and the alignment and proportions of the windows in the proposed dormer are directly informed by the windows below and also relate the fenestration of the neighbouring properties, with the aim of creating a harmonious street-scene. As a result, the modest, traditional style and proportions of the existing bungalow would not be enhanced in an appropriate and modern way.

We have taken the advice on dormer windows in the Council's Development Guidelines Supplementary Planning Document (2013) (the SPD). This guidance advises that dormer window style and sub-division of glazing should relate to those that exist elsewhere on the building. We believe therefore that the proposals accord with the SPD guidance.

The main issue is the impact of the development on the character and appearance of the existing property and the street-scene. We feel that the proposed elevation (drawing number 436-P-114), shown in context with the neighbouring properties, demonstrates that the proposal sits comfortably within the street setting. The proposed new elevation reads well with each of its neighbours, whichever direction you happen to be travelling along the road.



PROPOSED ELEVATION

5. PROPOSED MATERIALS

The proposed flat roof will be lead grey with a traditional rolled seam detail. The side cheeks will be slate hung to match the existing roof covering (utilising the slates removed between the two dormers). The windows will be powdered coated aluminium double glazed units.

6. OTHER DESIGN CONSIDERATIONS

The proposals will have no impact on day-lighting or over-shadowing for any of the neighbouring properties and there will be no loss of amenity or privacy.

The drainage will be unaffected by the proposals, and the area of roof drained of rainwater will remain as existing.

7. CONCLUSION

This new application draws upon the information and comments made in the Planning Officer's Report and the Planning Inspectorate Officer's Decision notice.

In the Planning Inspectorate Appeal decision (Appeal Ref: APP/N1160/D/18/3214369) the Officer's report stated the "*main issue is the impact of the development on the character and appearance of the existing property and the street-scene*". We feel that the design demonstrates that the proposal will sit comfortably within the street setting, it will not be overbearing within the location and the revisions will make the very best use of the existing built footprint.