

Job No:220142
10/4/2023

PROPOSED REPLACEMENT REAR EXTENSION TO RADIO HOUSE, AXMINSTER, DEVON, EX13 5NU.

Design & Access Statement and Flood Risk Assessment

1.0 SITUATION

1.1 Overview

Axminster is a small ancient market town built on a hill overlooking the river Axe, which has a thriving local community of some 7,110 people. A local market is still held here every Thursday. The town affords an extensive range of everyday shopping and recreational facilities such as sports centre and swimming pool, library, museum, churches, public houses, supermarket and small shops together an NHS community hospital offering a range of services to provide care locally.

There are good road and rail communications and access to the M5 Motorway available at Taunton (J25). Access to the A30/A303 is readily available at Honiton and Ilminster which provides a road link to London and the South East.

Local bus services to Seaton, Beer and Colyton and further afield destinations of Exeter, Weymouth, Dorchester and Taunton.

Main line rail links are also available from the town which travels from Exeter, via Salisbury to Waterloo, whilst international airports are available at Exeter and Bristol. To the south lies the Jurassic Coast world heritage site with pretty coastal Towns and Villages such as Lyme Regis and Sidmouth.

2.0 SITE ASSESSMENT

2.1 Site Location and Description

The site the subject of this Planning Application is known as “Radio House” which is fronted with a family run retail and bakery shop “The Bakehouse”, This premises have been occupied and run by multiple generations of the same family.

It is located within the conservation area of Axminster and within the Built-up area Boundary. The property is rendered, has a pitched slate roof and a mixture of upvc steel and timber windows and doors. The existing living accommodation is above and to the rear of the building. There are existing maisonettes, shops and flats of varying design types, styles and finishes surrounding the proposal which are only publicly visible from West Street and Belle Vue (pedestrian access to Tesco Superstore).

The rear of Radio House has no public access or direct public view positions.

It has an existing private pedestrian access corridor from West Street to the rear of the premises where the entrance to the living accommodation is located.

2.2 Proposed Use

The previous owner's son has now stepped up to take over the running of family business.

Having ran the business with his wife all his life his father is now quite elderly, which together with associated health issues and unfortunate more recent bereavement has now led to the need for a greater level of care for him and provision of good ground floor accessibility.

It is therefore proposed to demolish the existing 65m² single storey structure at the rear of Radio House to allow for extended habitable ground floor space off the existing living accommodation, this together with an additional small bedroom and bathroom above within the roof structure will allow the family to stay together within the family home for the foreseeable future.

This existing structure to be replaced was formed at least two generations ago and has fallen into a state of disrepair. The external garden space was also significantly overgrown with vegetation having not been maintained at all for many years.

It is hoped that with the necessary approvals the site can be transformed from an eyesore to something that fits in well with the conservation area of the historic town with a much more pleasing visual appearance.

2.3 Boundaries

The existing rear accommodation has a North Westerly facing aspect in the direction of the existing supermarket development (Tesco Superstore) which is separated by an existing garden area and beyond which is an expanse of dense trees and vegetation.

To the South West boundary there is an existing three storey building which is divided into flats (the few openings to this elevation are predominately access corridors and stair areas rather than living spaces. There is a single ground floor widow fitted with obscured glazing). To the North East there is a single storey flat roof structure with obscured glazing to two ground floor windows (offices areas which were used by the bank prior to closure). There is also an associated external escape yard area and an existing stone walled boundary.

All boundaries will remain unaltered during and after the development.

2.4 Levels

The existing site has a fall of approx. 0.5m from South East to North West of the site with an existing low level retaining wall to the North West end of the garden.

2.5 Site Surroundings

The site the subject of this application is located within the conservation area of Axminster.

It is assumed consideration must therefore be given to the contextual issues relating to the above:

Design/Appearance and impact on the conservation area together with
Impact on Neighbouring Amenity

3.0 THE DESIGN

3.1 The final form of the new design is for a replacement period appearance structure comprising of a 62m² ground floor extension to the existing dwelling with small additional bedroom and en-suite above within the roof structure (future live in carer use if necessary).

A detailed review of the areas planning history together with research on similar approved dwellings and extensions within the conservation area has been assessed prior to formulating the design and appearance of the proposal.

The proposed scheme incorporates design details by the agent together with those put forward by the owner. The proposal has been formulated to have a massing closely following that of the existing structure being removed and will be contained within the footprint of the existing building to limit any possible new issues associated with the amenity of neighbouring properties.

The external elevations draw from the features and similar appearance materials of more recently approved dwellings close by (O1/P2483 conversion of former auction rooms and creamery).

External materials, finishes and fenestration have also been applied to the design to ensure its appearance blends in with house-styles and material types recognised as having merit for use within a conservation area.

3.2 The proposed design provides for a low energy consumption and future-proof ground floor extension with future carer bedroom and bathroom accommodation above within the roof structure. It will use energy efficient construction techniques together with replacement renewable energy products such as an air source heat pump and underfloor heating all to meet the economic, environmental and social aspects of a sustainable development.

The extension will offer a modern open plan kitchen dining layout for combined family use with minimal corridors to ensure good future wheelchair access. There is to be provision of a level threshold off for wheelchair access of an attractive free draining brick paved courtyard garden. The design incorporates North West facing doors connecting onto a patio area with plant screening and landscaping of the existing garden to promote healthy living and the feeling of wellbeing.

A bedroom and wet room provision have been made on the Ground floor to promote long term future living and the upper floor (within the roof space) will benefit from a modest bedroom and bathroom that can be used by a future carer as necessary.

3.3 The proposed new extension will take on board many of the characteristics of buildings both on site and within Axminster. It will be finished with a combination of traditional/natural materials - face brick and smooth render walls with upper sections of hanging slate together with feature stone quoins.

This will blend the attachment to the adjacent 3 storey structure and replicate the design and materials used in the more recent prominent development in castle hill (O1/P2483 conversion of former auction rooms and creamery) which are distantly visible from the proposal site.

There will be open eaves design with exposed rafter ends with a slate roof over and feature bargeboards. The windows and doors will utilise the Residence 9 oak finish upvc (which are a recognised conservation approved design)

Rooflights will also be in the conservation style.

4.0 ENVIRONMENTAL IMPACT/SUSTAINABLE CONSTRUCTION

4.1 The building has been designed to reduce the environmental impact and include the following: -

4.2 Energy

The proposal will have a reduced energy consumption having 100% low energy light fittings.

The warm water underfloor heating system will be run from with an air source heat pump with a low energy rating and be controlled via individual time and temperature programmable room thermostats to each room.

4.3 Transport

The site is located a short walk from the Local amenities of Axminster as well as being close to the local bus routes and train station.

Safe pedestrian access via foot ways that exist at present are already in place and provide access into the local amenities, bus routes and train station.

4.4 Construction Materials

All the timber used throughout the build will be of softwood from sustainable replenished forests.

Where possible the development will provide for high levels of insulation and be maintenance free.

Provision will be made for cycle storage and for recyclable materials in suitable containers for collection and reuse by the District Council within the bin storage area.

4.5 Ecology

The existing site and the area of the proposal is at present part of the existing rear garden. The proposed rear garden is to be laid to lawn and patio areas, which will encourage new wildlife.

5.0 FLOOD RISK ASSESSMENT

- 5.1 The site is not within an area identified by the Environment Agency as being at risk of flooding and therefore no flood precaution measures are proposed. Disposal of water from the development will be by way of existing combined sewer connection and new ground soakaways and therefore this will not lead to an increase in the hydraulic load upon the adopted surface water drains.

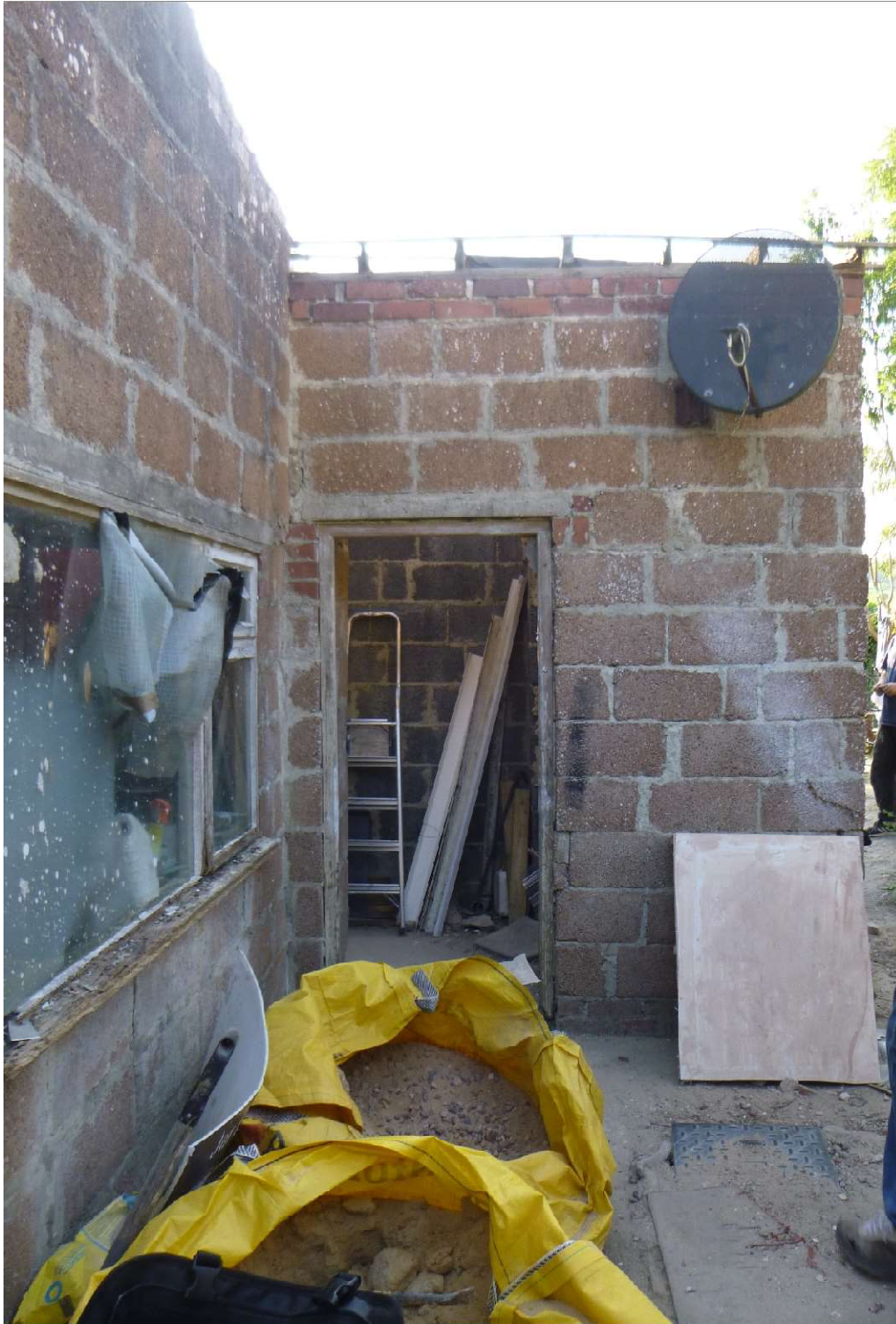
Appendix images



Existing North West Elevation of existing structure to be replaced



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