

# DESIGN AND ACCESS STATEMENT

## Extension and Alterations, Whitegates, Back Lane, Heighington, Lincoln, LN4 1RH.

### The Site

The site is located in heart of Heighington Conservation Area and is currently used as a 3-bedroom dwelling. The site is located on Back Lane accessed via the lane.

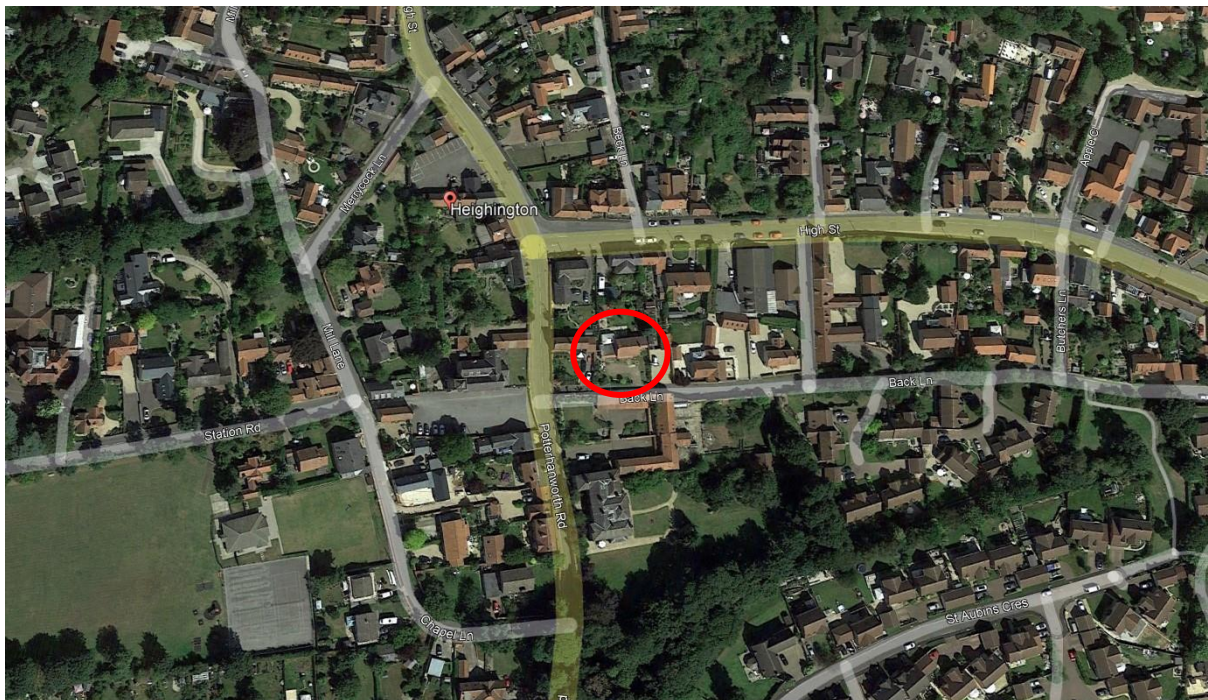
The site is situated in an estate and is surrounded on all sides by existing buildings. These are predominately two storey with varying wall finishes including stone, red brick and white rendered and roof finishes of generally slates or orange pantiles.

To the North West of the site is closest listed building which has an adjoining boundary but is not visible from the site due to existing boundary treatments.

The family would like to remain in the dwelling but create a new space to suit the family needs, this would involve internal alterations along with increasing the existing side extension to create additional and more usable living space.

It is evident that building works have been completed in close proximity to the site and neighbouring properties, in recent times.

Aerial View of the Site Location:





Site Photographs



Existing Front (South) Elevation



Existing Rear (North) Elevation



Existing Side (West) Elevations



Existing side (East) Elevation



Access point facing East



Access point facing West





Access Point from Driveway



Back Lane facing West



Back Lane facing West – (Neighbouring Properties)



Back Lane facing entrance from Potterhanworth Road

## Opportunities and Constraints

### Opportunities:

- The Site is situated in a predominantly residential area – the Site is therefore suitable for residential development.
- The Site is not constrained by existing buildings or landscape features.
- To replace a single storey extension and create a new space to ensure the existing dwelling is fit for purpose.
- Any overlooking issues can be overcome by design and single storey.
- No mature trees or bushes will be affected by the proposal.
- Create a wider entrance for vehicles as existing is very tight. Even more so when reversing in, as the electric box the far side of the road impinges on the turning areas.

### Constraints:

- The access to the dwelling will remain as existing although make improvements to help vehicles enter the driveway.
- The scale and massing of the extension should be considered to ensure it sits comfortably with the adjacent properties.
- Ensure the surrounding buildings are not compromised. Any alterations are to be constructed to a suitable size and quality using materials to maintain the characteristics of the surrounding area.
- Ensure the street scene in the conservation area is not detrimentally affected, by using materials and design that are harmonious to the existing dwelling and surrounding area.

## Proposals:

### Use:

The existing use of a single dwelling will remain.

### Amount:

The proposed dwelling will have two storey extension to the side with a single storey lean-to extension on the rear. The design will be in keeping with the existing building and surrounding area.

The additional GIA that will be created from the proposals will be approx. 54.1m<sup>2</sup> (580 Ft<sup>2</sup>), which is an additional:

7.2m<sup>2</sup> for the Ground floor side extension

25.4m<sup>2</sup> for the Ground floor rear lean-to extension.

21.5m<sup>2</sup> for the First floor side extension

### Layout and Orientation:

The proposed dwellings layout will remain largely as existing with minor internal alterations and the enlarge existing side extension and an addition of a rear lean too extension.

The orientation of the proposed extension will be the same as the existing dwelling and the previous extension.

### Form:

The proposed extension will be set back from the front elevation in order for it to be visibly sub servant in appearance and of a smaller scale than the existing 2 storey Dwelling.

### Appearance and Fabric:

The proposed alterations are designed to appear similar to the existing dwelling. The palette of materials will be similar to ensure a harmonious transition between the surrounding area and the proposed extension using stone for the wall finish and clay pantiles for the roof. The extension will have a dark grey flat roof with a finish of fibreglass or single ply membrane.

The building proposal will not adversely affect the sensitive street scene as modifications are minor.

The widened existing access and new gate will complement the street scene and be similar to previous gates on the dwelling.

### Heat Supply and Renewable energy:

The client would like to add solar panels on the garage and on the front elevation roof, however due to the sensitive location within the conservation area is aware these may not be acceptable from a street scene and visual perspective.

We have indicated potential location for solar panels which can be installed if acceptable from a Conservation point of view, this would also align with policy S13 in the New Central Lincolnshire Local Plan.

The proposals also provide opportunity to upgrade existing thermal elements like windows/ doors and walls, and an upgraded heating system.

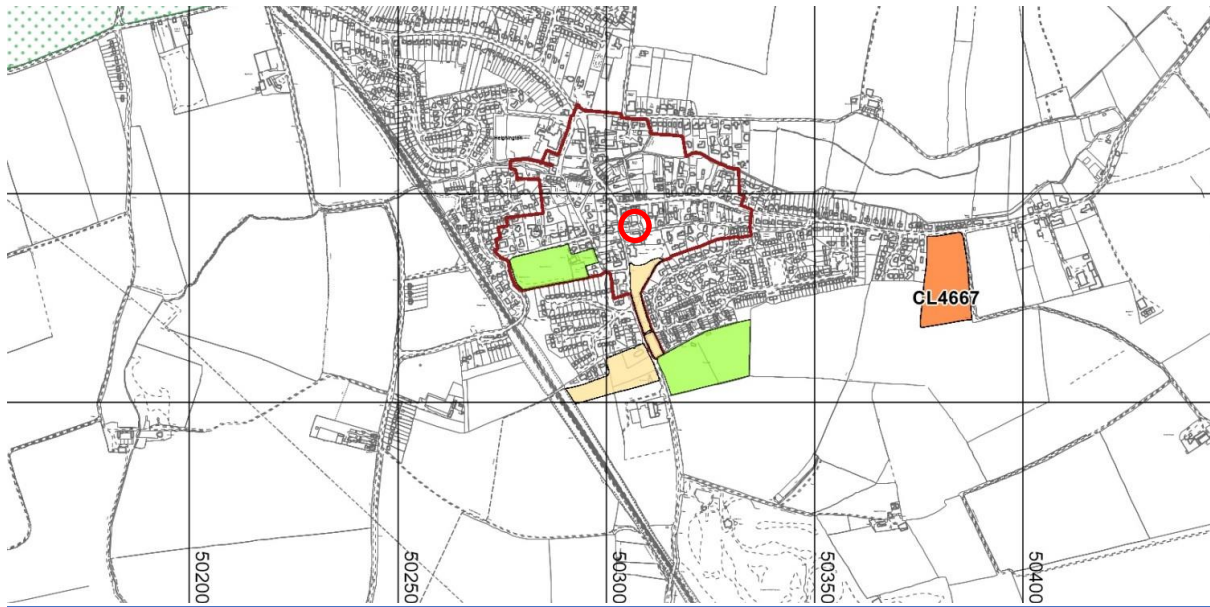
### Access:

It is proposed that the existing vehicle access will remain in the same location, however the entrance way is to be made wider in order to enable an easier vehicle access and turning from Back Lane into the existing driveway and improve visibility. This should remove the risk of the boundary wall being damaged. A new vehicle gate will also be installed similar to the one that has recently been removed due to its condition. A new opening for pedestrians is proposed along with an associated gate to match the new vehicle entrance.

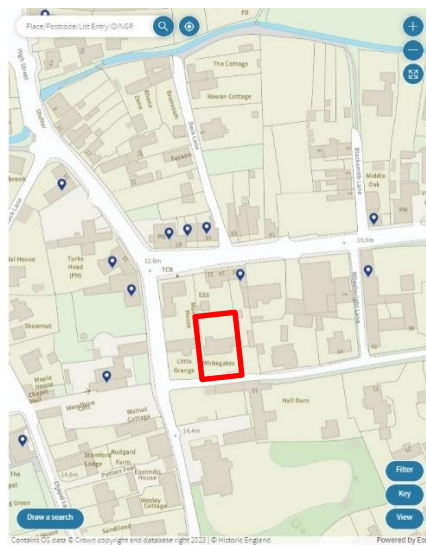


## Heritage:

The site resides in the Heighington Conservation area.



The site has numerous listed buildings around it with the closest being 26 High Street which is to the North and fronts the High Street, with a rear access from Back Lane.



Heritage category: Listed Building

Grade: II

List Entry Number: 1360208

List Entry Name: 26, High Street

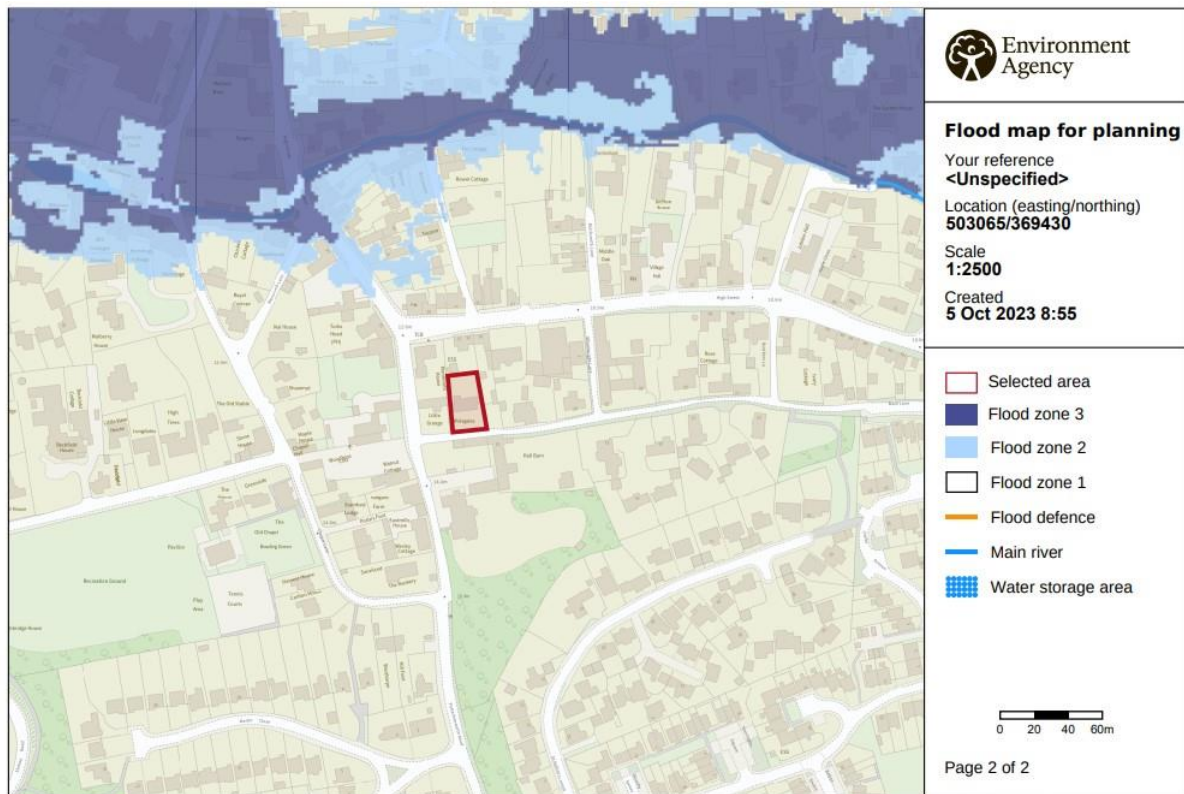
Listing: Cottage. Late C17 with an early C19 addition. Coursed limestone rubble, partly rendered and colourwashed. Pantile roofs with 2 red brick gable stacks. 2 storey 2 bays. Street front has to the right a C20 door with wooden lintel, and to the left 2 glazing bar sashes. Above 2 smaller glazing bar sashes all with wooden lintels, and C20 external louvred shutters.

The nature, size and location of the proposals will not affect the setting of the adjacent listed building or any others and is unlikely to be visible from there grounds except 26 High street garden which shares the boundary.

There are no other valuable heritage assets (Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Listed Buildings), within the immediate vicinity, and as such the proposed development is not anticipated to have any impact on any of these.

## Flood Risk:

The site is not within an area considered, by the Environment Agency, as being at risk of flooding.



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Surface water – it is proposed to discharge surface water into the existing systems.

## Pre-application Advice:

No pre-application advice has been sought.

## Conclusion:

The proposed extension and alterations will use materials that will match those used in the surrounding area and will not have a detrimental impact on the surrounding area.

The extension will be of smaller scale than the buildings surrounding the site.

This proposal will not adversely affect the existing area or any neighbouring properties.

The access and vehicle movements will remain as existing and not affect the existing highways although will make it easier for the residents to enter and use their own driveway.

There are no existing mature trees in the vicinity of the site.