

Seabrook Design Limited

Bulwick Bakery,
Main Street,
Bulwick
Northamptonshire
NN17 3DY

SEABROOK

D E S I G N

B U I L D

Design and Access Statement

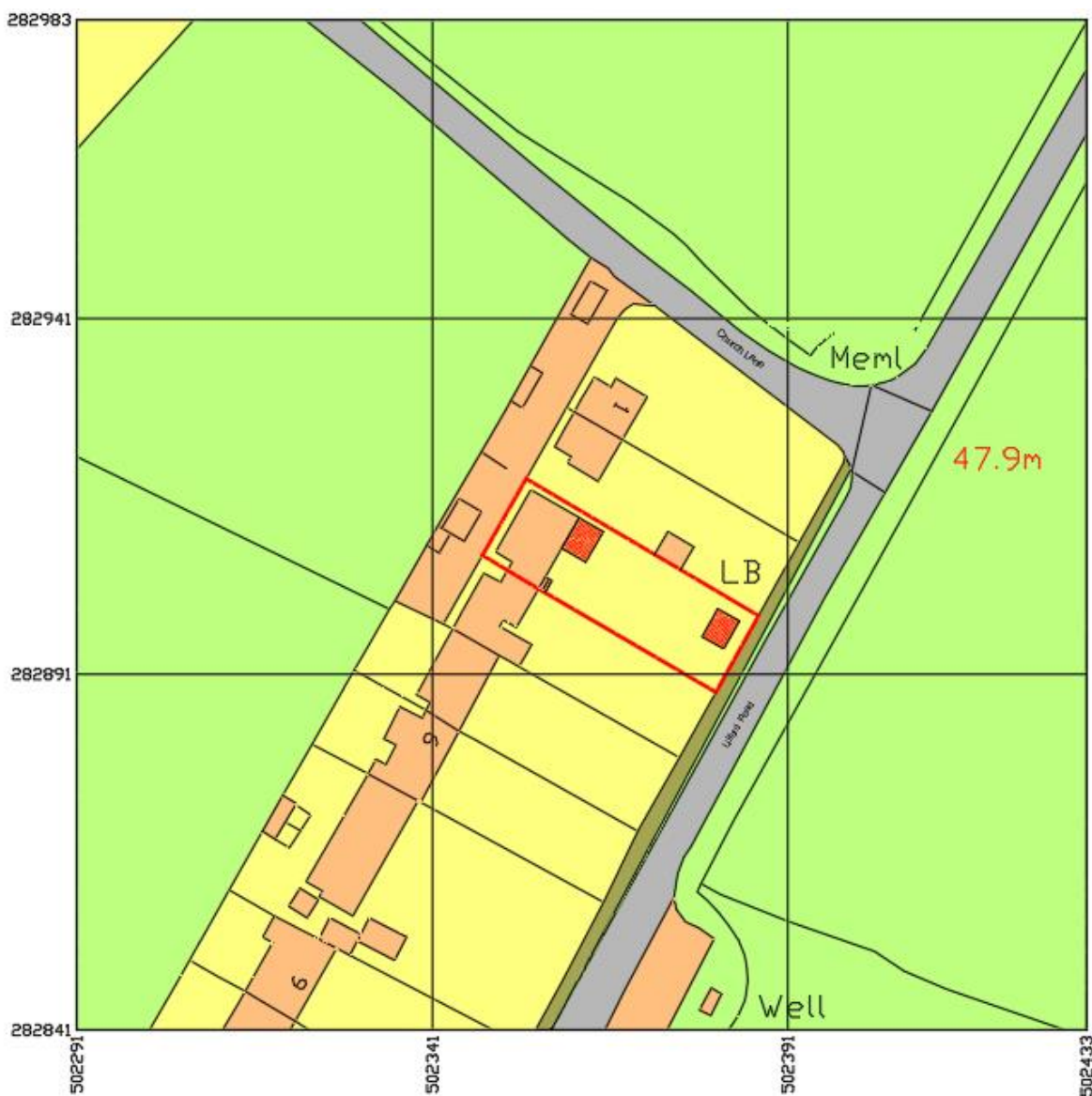
Planning for Single Storey Front Extension, Garden Office and Window Updates.

3 Main Street, Achurch, Peterborough PE8 5SL.

Rebecca Hewes & Duncan Smith

Dear North Northants Development Management,

I am writing to you in support of the householder planning application for the property located at 3 Main Street, Achurch, Peterborough, PE8 5SL. The application seeks planning permission for a single-storey front extension, roof alterations and solar panels to a previous rear extension, internal remodelling works, extending the existing porch with a relocated front door, along with a timber construction garden office located at the front of the plot.



Proposed Block Plan

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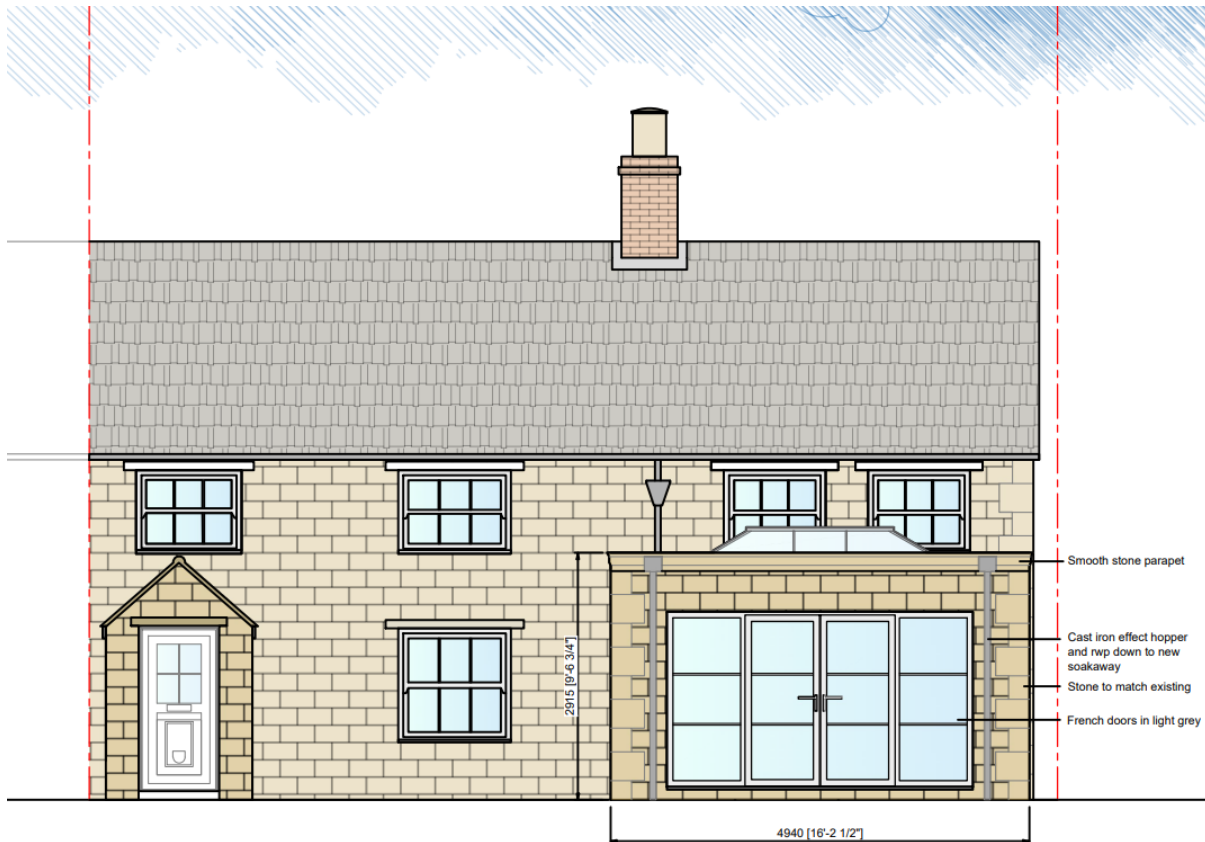
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The proposed front extension will be constructed in stone to match the existing host dwelling and will feature light grey glazed French doors with side panels to the front and side, as well as a traditional roof lantern. The front extension will have a smooth stone parapet coping and a fibreglass roof covering, with cast iron effect hoppers and downpipes for drainage.

The existing flat roof to the rear of the house will also benefit from solar panels, hidden behind a new stone parapet to match the new front extension.

Internal alteration works to the dwelling, to suit the new extension, will involve general remodelling to improve the flow and layout of the floor plans. The most drastic alteration is the relocation of the existing stair, currently in the centre of the dwelling, allowing for increased free movement around the dwelling on both floors.

The kitchen is relocated into the existing lounge, with the old kitchen becoming a utility room with W/C. The existing fireplace is to be altered to be dual aspect, and the new kitchen will be open to both the front and rear of the property, leading into the dining area in the new front extension.



Existing windows and doors on the rear of the property must be relocated to allow for the new stair and layout alterations. The existing windows across the house will be replaced with more thermally efficient light grey sash windows to complement the refreshed aesthetic and increase performance of the dwelling.

The master bedroom is to receive a small oak balcony, accessed via glazed French doors. The balcony faces North-West, due to the nature of Achurch, the balcony will not pose any overlooking issues as the majority of gardens around the property are to the South-East, with no other properties facing the balcony.



Proposed Rear Elevation

The rear access to the property has been relocated from the existing utility to the proposed utility (existing kitchen) The front access remains, although housed in an extended porch. The existing dining room access to the front is kept but is now via the French doors in the front extension.

No additional bedrooms are formed as part of the works, parking arrangements are therefore unaffected and are left as existing.

There are three main areas when considering sustainability: Economic, Environmental and Social. The Council will need to take advantage of economic opportunities, and meet the needs of existing and future residents, whilst protecting and enhancing the natural and historic environment and addressing the issues of climate change.

The proposed development will adhere to current Building Regulations, under guidance of the Approved Documents. Specifically with regards to the building fabric and achieving the correct U-Values, in an attempt to provide an efficient property with a reduced carbon footprint.

To achieve the desired standards, some or all the following measures have potential to be incorporated.

- High efficiency building fabric – to include, but not limited to, insulated floors, walls and roof.
- Installation of sufficient U-Value doors and windows.
- Installation of solar panels to offset non-renewable energy sources.
- Air permeability and thermal bridging considerations.
- Installation of energy efficient lighting and appliances.
- Use of sustainable sourced timber within the development process.
- Use of locally sourced materials to minimise energy consumption and carbon footprint throughout the development process.
- Private garden space offers ample areas for externally drying clothes.
- On site storage for recycling and waste bins.
- Recycling retained through East Northamptonshire Council's current recycling regimes.

The front extension will be calculated for Building Regulation compliance to meet SAP, PEA/EPC and Water (Part G) requirements. These areas will be calculated by a specialist, through design and followed through to ensure the 'as-built' meets the standards.

The proposed dwellings will continue to use its existing services, connected to the local water supply, drainage network, electrical supply and phone/internet supply.

Where possible reusable materials will be recycled on site, potentially minimising waste as best as possible. Any waste produced through the development process will be stored on site then disposed of safely and legally through appropriate licenced sites. The rear of the site offers plenty of space for the storage of skips and materials before use or disposal. Following the completed construction process, any waste generated from the proposed use will be recycled appropriately under the existing local authorities recycling regime. This includes the use of existing collections of recyclable materials such as plastic, metals, paper, cardboard, green garden waste and general waste which is not deemed suitable for recycling. General waste is disposed of and taken in its normal dustbin to a licensed site. The proposed development has ample amenity space for the storage and collection of bins and associated waste.

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Currently in the local area there are no protected species which will influence the proposed development. However, if any evidence is found of Swallows, Bats, Newts, or other protected species on site then the applicant will contact the local authority for advice on the appropriate ecology guidelines, which will be evaluated for correct methods of progression.

The proposed development is in keeping with the local area and would be a sympathetic addition to the neighbourhood. We believe that our proposal meets the relevant policies set out in the Local Plan, including those on design and sustainability.

Our proposal will not result in any harm to the character and appearance of the area, nor will it have any adverse impact on neighbouring properties or the environment. We have taken great care to ensure that our proposal is in line with the requirements of the National Planning Policy Framework, as well as the local development plan.

Furthermore, we believe that our proposal will provide a significant benefit to the occupants of the property by providing additional living space, improving the layout and functionality of the internal spaces, and increasing the energy efficiency of the building.

In determining the scheme, the following plans and drawings should be considered:

- 2022013-P-001 - Existing Floor Plans
- 2022013-P-002 - Existing Elevations
- 2022013-P-003 - Proposed Plans
- 2022013-P-004 - Proposed Elevations
- 2022013-P-005 - Site Location and Block Plans
- Appendix A - Dunster House - Helena Garden Office Spec Sheet

Relevant Neighbouring Applications

18/00466/FUL | Proposed single storey garden structure | 1 Main Street Achurch Peterborough Northamptonshire PE8 5SL

99/00099/FUL | Detached garage. | 3 Main Street Achurch Peterborough PE8 5SL

93/00693/FUL | First floor side extension | 3 Main Street Achurch Peterborough PE8 5SL

05/00505/FUL | Two storey side extension. | 5 Main Street Achurch Peterborough Northamptonshire PE8 5SL

03/01209/FUL | Stone porch to replace canopy to front, enclosure of space between single storey lean-to roofs, internal alterations and erection of a car port | 7 Main Street Achurch Peterborough PE8 5SL

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16/00403/FUL | Erection of single storey side extension. Second storey extension to existing conservatory | 7 Main Street Achurch Peterborough Northamptonshire PE8 5SL

91/00366/FUL | Detached double garage | 7 Main Street Achurch Peterborough Northamptonshire PE8 5SL

05/00326/FUL | Proposed two storey side extension and single storey side extension | 9 Main Street Achurch Peterborough Northamptonshire PE8 5SL

93/00097/FUL | Detached single garage | 9 Main Street Achurch Peterborough PE8 5SL

02/00303/FUL | First floor rear extension | 10 Main Street Achurch Peterborough PE8 5SL

03/00777/FUL | Demolition of existing conservatory and replacement with new conservatory and utility room | Elm Cottage 11 Main Street Achurch Peterborough PE8 5SL

01/00558/FUL | Single storey rear extension | Elm Cottage 11 Main Street Achurch Peterborough PE8 5SL

15/01338/FUL | Demolition of existing garage and reconstruction of garage and garden room to join existing dwelling | 13 Main Street Achurch Peterborough Northamptonshire PE8 5SL

23/00497/FUL | Addition of new two storey side extension in place of existing garage | 14 Main Street Achurch Peterborough PE8 5SL

In conclusion, we respectfully request that you consider this application favourably, as it meets all relevant guidelines and regulations set out in the local planning policy and will enhance the overall value and functionality of the property while maintaining the character and appearance of the surrounding area.

Thank you for your consideration.

Sincerely, Thomas Bishop, on behalf of Seabrook Design Limited.

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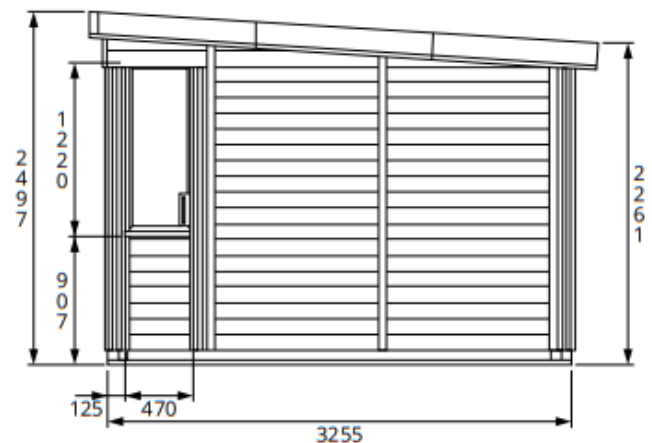
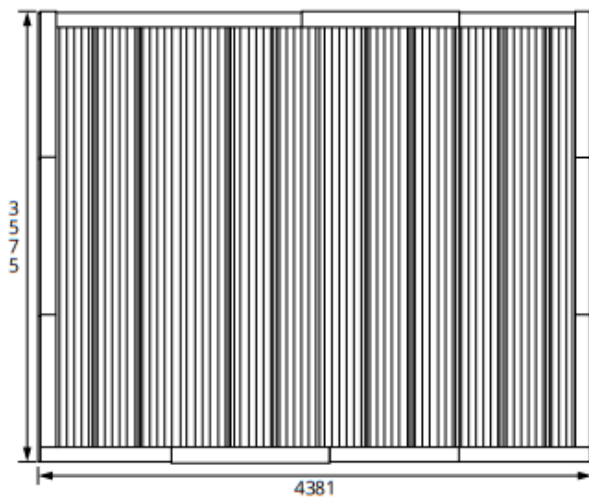
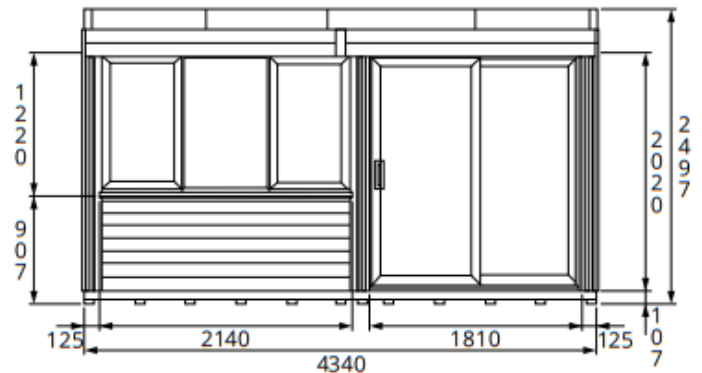
Appendix A

Dunster House Garden Office Spec

Helena Garden Office - Right - W4.5m x D3.5m

Helena Garden Office – Right

W4.5m x D3.5m



Specification

- Overall External Dimensions: 4.38m x 3.57m (14' 4" x 11' 8")
- External Width: 4.34m (14' 2")
- External Depth: 3.25m (10' 7")
- Internal Width: 4.10m (13' 5")
- Internal Depth: 3.01m (9' 10")
- Internal Area (m²): 12.35m²
- Ridge Height: 2.49m (8' 2")
- Internal Eaves Height (Front): 2.18m (7' 1")
- Internal Eaves Height (Rear): 1.99m (6' 6")
- Overall Wall Thickness: 120mm
- Roof: Insulated IzoPanel
- Roof Thickness: 135mm (100mm Insulated Core)
- Wall U-Value (W/m²k): 0.59
- Roof U-Value (W/m²k): 0.21
- External Timber Thickness: 15mm Shiplap Cladding
- Insulation Thickness: 25mm Polyurethane
- Timber: Pressure Treated
- Internal Finish: 10mm Gypsum Fibreboard
- Floor: 40mm Insulated Sandwich Panel
- Door Locking: Multi point locking, 6 pin euro cylinder
- Door Opening Size: 0.66m x 1.91m (2' 1" x 6' 3")
- Window Locking: Multi Point Locking System
- Glazing Material: 28mm Double Glazed, Toughened Glass
- uPVC: White uPVC included as standard. Other colours available.