

Design and Access Statement

Site Land to rear of Padrino place 46-48 Rothesay Road, Luton, LU1 1QZ

Client Beta 4 Construction

Date 6th April 2023

Introduction

This designs Statement is to be read in conjunction with the drawing and documentation supplied with the application for the construction of a detached new building containing 5 two bedroom flats.

The Site

The site is a parcel of land situated to the rear of Padrino Place in Rothesay Road and Elso House in Napier Road.

The site is detached from all other buildings giving it a stand-alone quality amongst a predominantly residential area consisting of former office buildings converted into flat units.

The surrounding buildings range from three to five stories in height.





Design Principles

Having reviewed the site and surrounding area we have taken into account the following:-

1. Use of appropriate materials and finishes to compliment the area
2. Regard for the location scale, and design of adjacent buildings
3. Over looking toward neighbours
4. Street frontage
5. Amenity area and planting
6. Disable person access
7. The Luton Local Plan 2011-31
8. National Planning policy Framework

Proposed Design

The new building will be three stories high and contain 5 two bed flat units well within the targets set out in the nationally prescribed space standards. These will be a uniform layout with two flats per floor repeating floor plans throughout keeping room alignments for services. This also retains like rooms over each other to reduce noise issues.

With the proposals we have kept a basic footprint and a revised design form with a pitched roof to minimise the overall eaves height of the building. The pitched build form minimises the effect on surrounding buildings and the use of contrasting brick panels gives a clean and tidy finish.

The height of our new building will still sit well below the surrounding buildings to Napier and Rothesay Road and have matching eaves levels of the properties fronting Cardiff Road.

Being set to the rear our proposals will not affect any of the existing street scenes of Rothesay Road Napier Road or Cardiff Road

The development will provide good additional foot fall to the area which will in turn support local shops and businesses within the area.

Scale

The scale of the new development is influenced by the surrounding properties to the south west and south east of the site and is kept down to give a subservient feel reflecting the natural ground contours in this area which rises to Napier Road to the rear.



Layout

The new building has been designed with a main access stair feeding each floor, two flats to the ground and first floors with a single flat to the second floor enabling this to sit into the roof space. This has been placed to the rear of the building facing Elso house.

We have reduced overlooking by orientating main windows to the North east elevation which looks out toward a natural gap within the surrounding buildings facing Adelaide Street.

By positioning bathrooms to the sides we can retain only obscure glazed windows facing the closest buildings with only a second bedroom window to consider this will be obscure glazed to a height of 1.7m above floor level. The elevation immediately facing Elso house will have no openings.

Main pedestrian access will be from Napier Road utilising an existing pedestrian and driveway alongside Elso House. This communal access will also provide access to all future residents of the new building and the existing occupants of the flats in Elso House together with retaining access to the rear of buildings fronting at this part of Cardiff Road to the north east.

The new building will sit snugly within the site but still give good areas for landscaping and amenity. The site is located within a short walk of the Brantwood Park recreation ground for more spacious outside space when required.

Landscaping

The provision of both hard and soft landscaping provides a comfortable and environmentally friendly outside space giving scope to plant additional trees. The extensive use of natural grass will further enhance this area.

Heritage statement

The site borders the Rothesay Road conservation area but is outside of this. The surrounding area is a mix of modern replacement buildings and original Victorian properties. Being set behind all surrounding buildings our proposals will have no effect on the existing street scenes.

Car Parking

Due to the close proximity to the town centre, local bus routes and rail links we have made this a no parking development reducing the carbon footprint, we have however provided ample locked cycle storage facilities close to the main entrance encouraging health and wellbeing.

Waste Management

To the rear of the site we have located a communal bin storage area for general and recycling wastes set close to the main entrance with good access for bin

Renewable energy and sustainability

Renewable energy and water efficiency are important considerations today we will be providing a fully electric system backed up by photovoltaic panels provided on the areas of pitched roof although not fully developed as yet further details will be provided once finalised. The incorporation of high levels of insulation to all elements of the structure will ensure minimal energy usage.

Conclusion

Our proposals show a well balanced development of comfortable proportions reflecting the immediate area and providing a positive and sustainable contribution to the area and the residential building stock of Luton.