



# 16 Albion Street - Stratton

Replacement Kitchen  
and  
Re-provision of 2nd Bedroom

## Design & Access Statement

3295-DAS-01-01

240202

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2nd February 2024  
Document Number: 3295-DAS-01-01

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## Design & Access Statement

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## 1 - INTRODUCTION

This Design and Access Statement summarises the planning application for a replacement kitchen and 2nd bedroom to the rear of 16 Albion Street. The proposals will house the kitchen in an insulated structure rather than the current lean to and will allow proper accommodation for the 2nd bedroom which historically was relegated to the old shower room to allow for an enlarged bathroom in the previous bedroom.

As well as making the house suitable for ongoing occupation the works are intended to bring the property up to future EPC standards.

It should also be noted that all properties in this immediate neighbourhood have been previously extended to make this transition - this is the only property which remains substantially unextended and has been hemmed in by it's neighbours. It is appropriate to address the liveability issues and to make it a decent place to live again by provision of a small additional floor area and contemporary construction standards.

The property has previously been subject of 2 planning applications by another agent and designer, being 22/00948/FUL and 23/01107/FUL. Both of these were refused. The single reason for refusal, confirmed at appeal is the overlooking of adjoining properties. The justification for refusal at appeal being that 2 wrongs do not make a right. This application ensures that overlooking would not occur and removes the reason for refusal.

A further consultee concern which was not considered a reason for refusal was that of loss of sunlight to the garden on number 18 Albion Street. Despite this not being a reason for refusal the applicant recognises that it would be desirable to reduce the potential impact and the design is adjusted accordingly.

## 2 - PLANNING STATEMENT

16 Albion Street has been the subject of 2 previous planning submissions for a 2 storey rear extension being 22/00948/FUL (refused at appeal and more recently 23/01107/FUL.

This text looks to clarify the reasoning behind the proposal in the context of providing a sustainable home for the future and seeks to outline a design which will address the issues identified that led to the previous refusals. In addition it illustrates how the proposal conforms to the direction of the Cotswold District Local Plan and NPPF.

The planning proposal is generated by the need to update the property in line with contemporary living requirements, in particular the provision of a suitable upgrade to insulation and heating to achieve an EPC rating of at a level C as is likely to be required in 2028 for existing tenancies. This will have a net loss of circa 3 square metres on an already small cottage but is essential in making the cottage suitable for sustainable and healthy. The proposals seek to reinstate the lost area and recreate a 2 bedroom cottage as the previous 2nd bedroom had been turned into the bathroom and the previous shower room into a box room/ bed cupboard.

The refusal of 23/01107/FUL made reference to the following aspects

(a) Design and Impact on the Character and Appearance of the Area

Whilst the materials and design were considered uncontentious this proposal seeks to further reduce the apparent mass of the building as might be felt in the nearby gardens by introducing a sloped element clad in zinc which continues to remain subservient to the whole - referred to later.

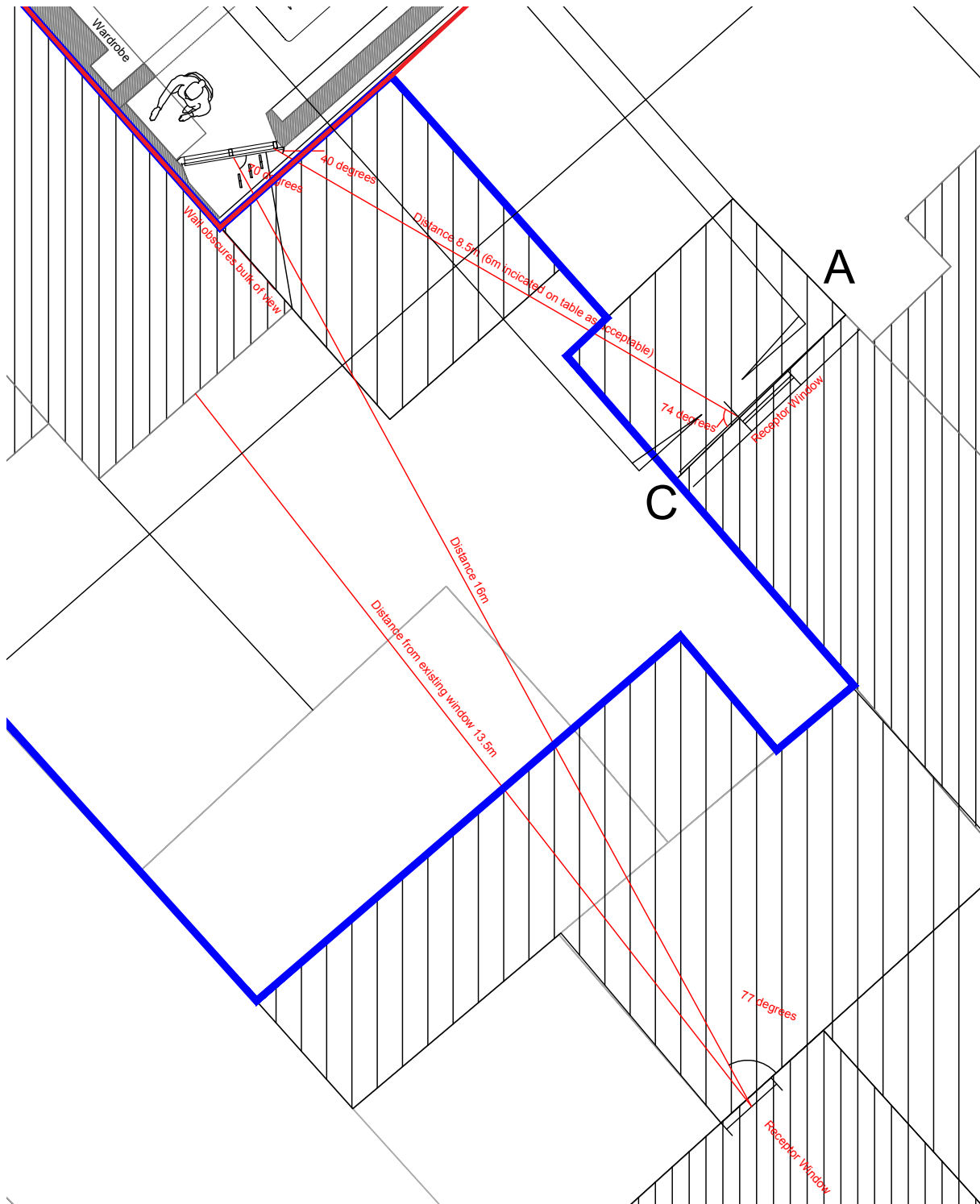
(b) Residential Amenity

A window overlooked the garden to number 18 and was the given reason for refusal. This has been repositioned on the south east elevation and angled so as to minimise potential for overlooking neighbours gardens or living space windows - a diagram is attached which highlights the requirements to avoid overlooking and how the proposal conforms to this. A louvre arrangement has been introduced to ensure no overlooking can take place.

The resultant design has an angle of more than 45 degrees from the potential receptor window to the rear of number 7 Cheltenham Road - with a distance of 8.5m. Whilst specific guidance is purposefully open to interpretation the general approach is that there should be 18m of separation but this may be reduced with appropriate mitigation measures such as angle or screening. The clearest guidance I am aware of (other than that of screening) is that of The Scottish Borders Council which is attached here for reference. This suggests that in this instance a distance of 6m may be acceptable.

Whilst the previous proposal was considered acceptable with regard to potential loss of light to number 18 the apparent mass has been further reduced. It is hoped that this will be considered beneficial.

The proposal demonstrates that there is an alternative location for the window and that a worsening of overlooking is avoided. The plans should now be considered to accord with LPP EN2 and Section 12 of NPPF.



Indicative distances and angles from window - demonstration of avoidance of overlooking is clearly demonstrated in the receptor images section

(c) Other matters

Whilst not a cause for objection note was made as follows -

Access - As indicated the Air source heat pump is omitted from this application and there is no intention to disrupt any rights of access.

Parking - whilst not considered an issue it may be relevant to remember that the property would originally have been a 2 bedroom cottage.

Within the Cotswold District Local Plan the following policies have been referenced-

**DS1 - Development Strategy** - Meeting Future Housing and employment needs

DS1 refers mainly to housing supply by quantity rather than quality - the intent however is to ensure there is appropriate housing supply and implication is that supply should be of an appropriate quality.

Number 16 Albion Street falls into the category of being currently unsuitable and of low quality. The current EPC rating is unsustainable in the long term and space within the house is tight and difficult. The kitchen is effectively in the conservatory and a visit will make it clear that a radical investment is needed to maintain the property in the housing stock.

This proposal makes investment possible and will help retain and improve the housing supply. It is therefore in accord with the local plan.

**DS2 - Development within Development Boundary** - applications will be permissible in Principle.

This proposal aims to do nothing to contradict this assumption.

**D - Cotswold Design Code**

Whilst the design of the rejected scheme was considered acceptable and the impact on light was also deemed acceptable, there was concern from No. 18 with regard to loss of light and overlooking in the garden - a review of the design has therefore been undertaken with the aim of reducing the impact of mass on the light in the rear garden. The nature of this has required a review on the design approach.

The new approach is therefore a contemporary one which looks to make a positive response to the design code as follows -

D6 - informed by the needs of current and future users the design seeks to transform a property which is detrimental to the health and well-being of the occupant to one which is an attractive and economic place to live - by way of significantly reduced energy bills and providing appropriate living spaces.

D.16 - 20 - as an extension to an existing building the scale and character has been worked to be clearly subservient to the mass and height - it makes the evolution of the built form apparent.

D29 - 34 - A contemporary approach has been selected on the basis that the needs of ensuring appropriate accommodation whilst avoiding overlooking and minimise impact on adjoining gardens mean that the mass and window positions do not so readily work with a traditional approach.

On this basis the design seeks to reinforce the sense of place and raise the standard of design, reference is made to elements of Cotswold vernacular by way of Cotswold stone for the ground floor - even though the cottage itself is painted brick there are many Cotswold stone outbuildings and extensions - the mix of stone, render and exposed red brick is a characteristic of the area and this proposal seeks to maintain this. It is recognised that for this simple extension the quality of workmanship and simplicity of details is important.

Of additional note -

**EN-2 - Design of the Built and Natural Environment - 10.2.9**

States that

*As well as ensuring that local character and distinctiveness are retained and enhanced, there are other key local issues that the design of development should address. These include **meeting the challenge of climate change mitigation and accommodating the District's ageing population**. The latter signals the need to improve the health and well-being of residents through appropriate design of homes and open spaces. One of the ways this can be achieved is by adopting the principles of **Lifetime Homes**. In addition, an inclusive approach to design, which ensures that new developments are integrated both physically and socially with current communities and places, should be followed.*

As well as improving the EPC performance of the building the proposal affords the opportunity of providing for future adaptation to the standards of lifetime homes.

### 3 - EXISTING PROPERTY

Number 16 Albion Street forms part of an attractive row of 3 cottages - the frontage is painted brickwork, the sides and rear a mix of render and stone. Numbers 12 and 14 are substantially extended to the rear as are all the surrounding properties. At Number 16, the lean to timber and glass structure that currently houses the kitchen remains unimproved and given it's lack of any insulation is unfit for purpose.



The layout is illustrated on the attached existing plans but in summary the original 2 bedroom cottage with rooms at the front and rear has been altered to provide an enlarged bathroom and the original shower room is effectively now a cupboard/bed. The ground floor is open plan except for the kitchen in the lean-to.





Front and rear of 16 Albion Street



View of rear from the garden of 9 Cheltenham Road showing impact of planting on visibility

## 4 - LAYOUT AND DESIGN DESCRIPTION

The design is outlined on the attached drawings. It retains the current footprint at ground floor and extends over this in a manner to achieve an appropriate sized 2nd bedroom and shower room whilst minimising the mass at 1st floor.

The plans look to address the current problems - these include

- the position of the kitchen in a lean-to uninsulated structure
- the position of staircase and width of property making use of the downstairs spaces difficult
- lack of insulation - making heating unaffordable and leading to condensation and mould
- Small size of upstairs rooms
- There will be an EPC problem in 2028 when it will be necessary to improve insulation levels or the property becomes unlettable.

Addressing these issue brings challenges - improvement in insulation alone would result in the loss of over 3sqm in area in an already small property. The layout is difficult to use and unattractive.

The proposal looks at a rethink of the interior plan to provide a good sized living area to the rear overlooking the garden and move the kitchen to the front making use of an otherwise difficult space.

Upstairs the 2nd bedroom is situated in an extended space over part of the previous kitchen area but with sloping walls to minimise impact on nearby gardens. Even with this space the resulting property is effectively a small 2 bedroom cottage, however it will enable a attractive living environment.

The design approach is referred to in the planning statement - the contemporary use of local materials and zinc with high quality and simple detailing is considered the appropriate response in order to make the structure sit well within the back space which is crowded by extensions of all the surrounding properties.

## 5 - SCALE

The scale of the building is determined by the need for the size to be subservient to the existing cottage - particularly to the line of the ridge.

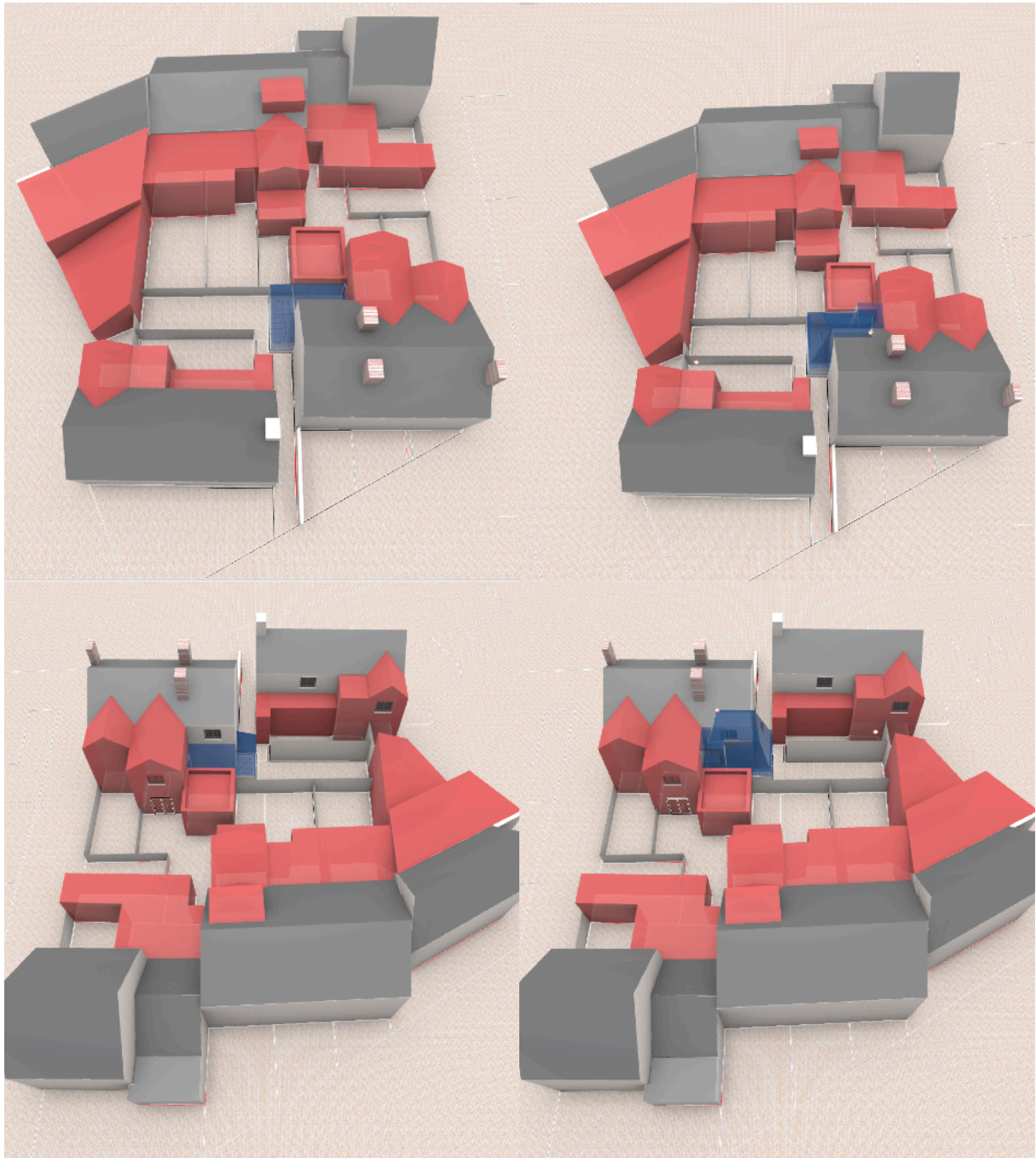
The small extension at 1st floor is minimised to be close to relate to the pitch of the existing roof and also slopes back towards the line of the gable. The comparative scale is illustrated in the attached photomontages.

The design also seeks to have minimal impact on the skyline to the gardens to the east.

The proposed extension remains substantially smaller than the extensions to all the adjoining properties which are illustrated in comparative diagrams - the average area of all the surrounding extensions is 34.5sqm (gross) - these are of varying dates but effectively illustrate the area required to bring similar sized properties to a size appropriate to contemporary living expectations. The extension area of number 16 is currently 14sqm and would extend to a total of 26sqm - still well below the norm.



View from the garden to number 16 Albion Street - Current and Proposed



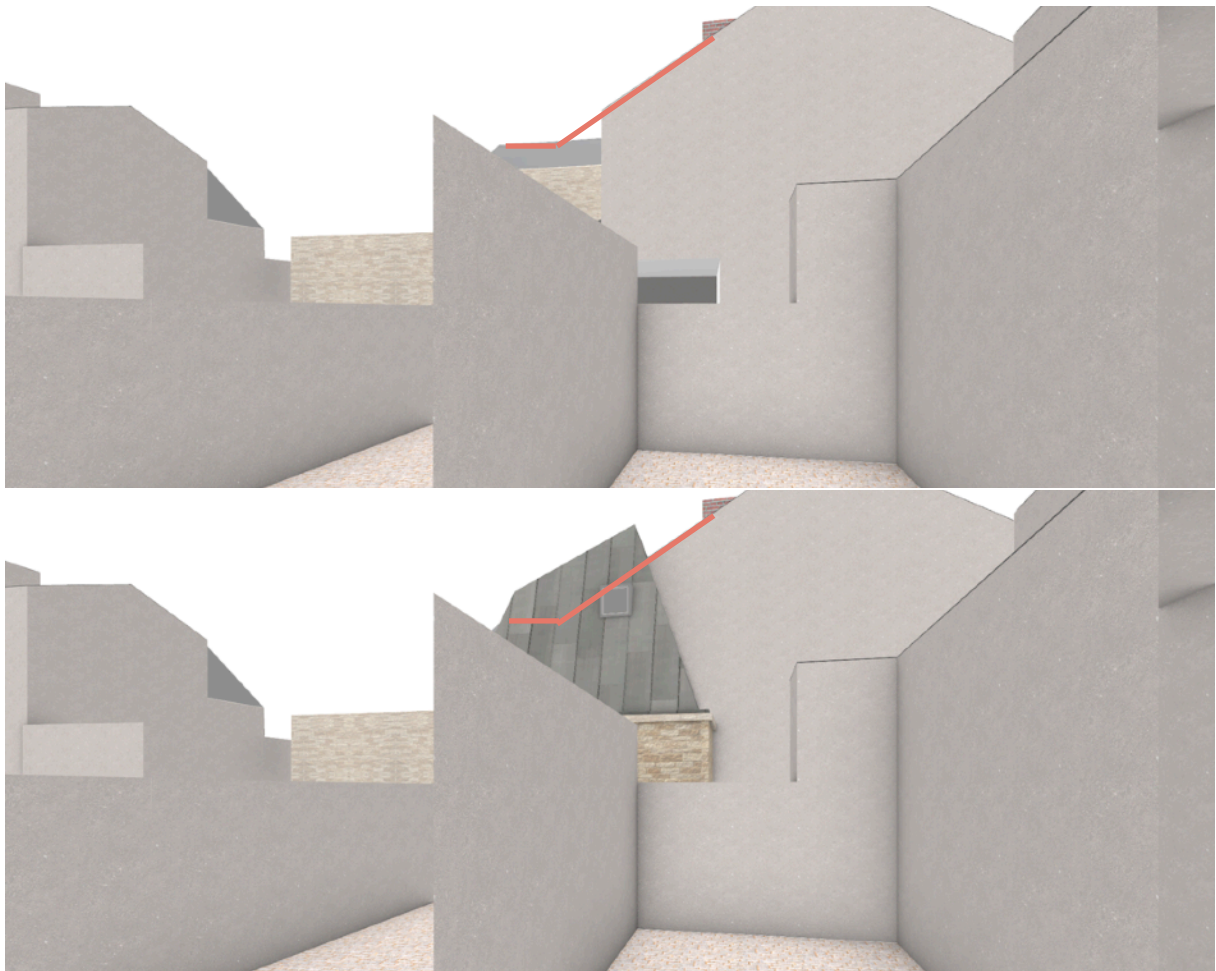
Existing - No. 16 in blue

Proposed - No. 16 in blue

(Mass of extensions to the original structure)

## 6 - AVOIDANCE OF OVERLOOKING

Avoidance of overlooking is a prerequisite of the design and demonstrated in the attached comparative images. Notes on angles and distances are included in the planning statement.



Notional View from rear garden number 18 - only window visible at high level - minimum cill height 1700mm above FFL. Orange line shows impact on sky line from this view.



From rear 1st floor extension window - 7 Cheltenham Road

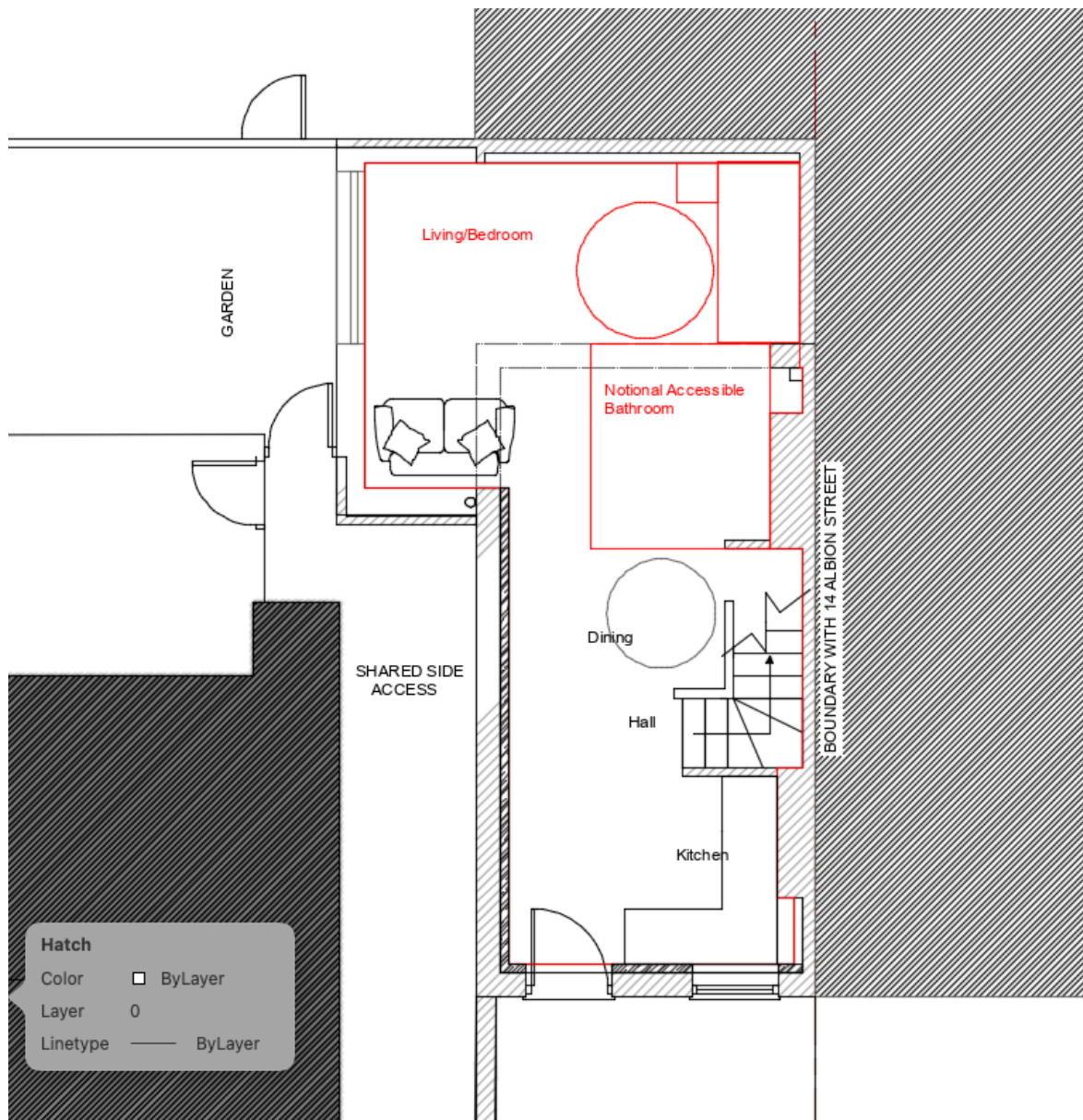


From rear 1st floor window - Cheltenham Road

## 7 - ACCESS

For the existing residential property the access to ground floor is close to level access with the opportunity for provision of a ramped access however there is no possibility of provision of a downstairs bathroom or even an accessible kitchen.

Whilst the indicative layout does not currently provide for this the space allowance means that it would be possible to provide an accessible bathroom and living space at ground level should the need arise. This is illustrated here.



Layout illustrating how the new plan can adapt to the needs of Lifetime Homes - Policy EN-2

Architects

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