

PHASE Design & Access **Architecture** Statement

PROJECT ADDRESS: No.2 Town Street, Lound, Retford, DN22 8RS

PROJECT OVERVIEW: Single Storey Rear Extension to Plumtree House

DATE: 07/01/2024

REV: 0



Contents

1.0 Introduction 3

2.0 Existing Site 3

 2.1 Location:..... 3

 2.2 Existing Surroundings..... 4

 2.3 Existing Boundaries / Landscaping..... 4

 2.4 Existing Architectural Vernacular..... 4

3.0 Design 5

 3.1 General overview and use of the proposed development 5

 3.2 General Layout / Orientation 5

 3.3 Appearance 6

 3.4 Landscaping / Boundaries 6

 3.5 Impact on Residential Amenity 6

4.0 Access 6

 4.1 Pedestrian and Vehicular Access / Entrances 6

 4.3 Refuse 6

5.0 The National Planning Policy Framework (NPPF)..... 7

 5.1 Relevant Core Planning Principles 7

6.0 Conclusion 7

 6.1 Consultant Conclusion 7

7.0 Supplementary Information..... 7

 7.1 Flood Risk Assessment 7

1.0 Introduction

This supporting statement seeks to provide clarity on the details surrounding the full planning application for the single storey rear extension to no.2 Town Street (Plumtree House). The document seeks to address possible concerns and detail the use and appearance of the proposal.

2.0 Existing Site

2.1 Location:

The land is situated off Town Street, Lound, Retford. The dwelling attained planning permission in 2006 and was constructed shortly after. The site does not reside within a conservation area nor flood risk zone, and benefits from being walking distance from the village amenities and the main area of Town Street.



2.2 Existing Surroundings

Being situated at the Northern side of Lound's built-environment, the plot benefits from excellent view across fields to the North, but is within the built-envelope of Lound. Lound Grange resides further North East, which has an agricultural use and paddock to it's rear.

2.3 Existing Boundaries / Landscaping

The site is bound by mature planting to the East, South and West boundaries, with the Northern boundary being denoted by 1.8m high fencing. In terms of landscaping, the plot has a permeable gravel driveway leading to the double garage, a large turf area to the Northern half of the site and a patio area where the newly proposed extension is shown.



2.4 Existing Architectural Vernacular

Lound has an interesting mix of architectural styles, Plumtree House itself is considered of high quality design for market housing post the year 2000 and does not display some of the now dated characteristics of early 2000's properties. Instead, true sliding sashes with horns and astragal bars, skewback arch details, stone window cills and toothed eaves / verge corbeling keeps the properties age more difficult to place.



Town Street has no defined precedent, properties date from the 1800's right through to the 2010's in varying densities, details and form. See to the right some examples of properties within a 250m radius of Plumtree House.

The prevailing facing material is brick, a mix of red, buff and painted, with the prevailing roof covering being pantiles, more so red than orange.



3.0 Design

3.1 General overview and use of the proposed development

The request from the homeowner stems from their use of the property over the last 10 years. The orientation of the plot was designed in accordance with planning policy at the time and was likely restricted to having the principle elevation of the property front the road as most along Town Street do.

However, what this means for the relationship between the garage / parking area and the front door is it feels a little disjointed, with the desired access being that of the side door that faces the parking area. This side door opens into the utility area and cuts out entirely the generous entrance hall of the main entrance door.

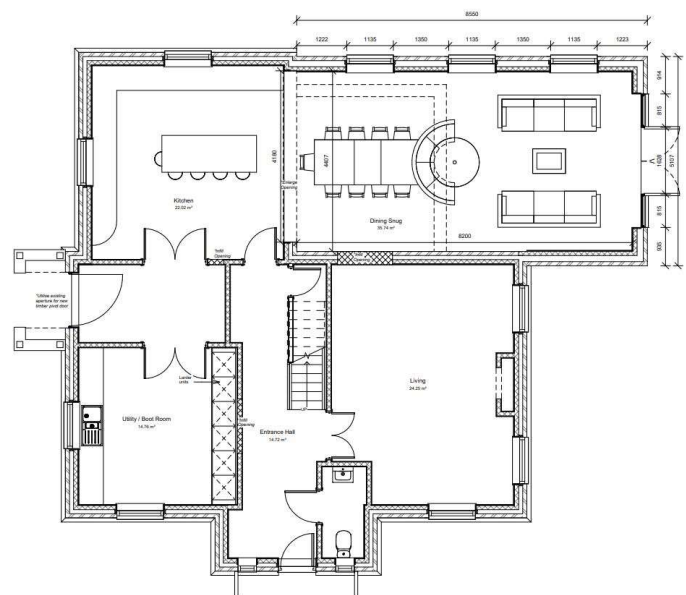
The idea behind the extension was to facilitate works to allow for the re-modelling of the property to suit the uses and needs of the family, but also address the desire line drawbacks of the property.

3.2 General Layout / Orientation

The provision of a new more open side entrance hall with symmetrical glazed double opening doors will bring more light into this space while providing access to the newly created utility / boot room and kitchen / dining space.

Having widened the existing opening into the existing orangery / conservatory, the room now feels as one, with a capacious dining / snug space, creating the 'daytime' area of the property. With trends of how inhabitants use properties ever changing, one that has remained for well over a decade is the desire to have a more open-plan, less formal day area, along with a smaller and more intimate evening area.

The extension replaces what was previously a hard landscaped patio area, therefore no loss to the ecological environment is expected.



3.3 Appearance

As detailed on the elevation drawings, the extension is to feature fenestration of the same function and form as the existing property to the Northern elevation, but black aluminium double doors and side lights with true transoms & mullions. The orientation of the extension, being on the Northern side of the house, means every effort must be made to increase natural light into this space. Moreover, the best views are to be had to the Northern boundary.

The brickwork is chosen to match the existing property, of which a good match can be found due to the age of the property. The parapeted flat roof design ensures the 1st floor windows retain good natural night levels and this roof area can be used as a balcony space. The stone parapet is to be in Batstone, the same colour as the existing stone window cills.

3.4 Landscaping / Boundaries

No change boundaries or new landscaping is proposed.

3.5 Impact on Residential Amenity

There is no impact to residential amenity. No properties overlook the dwelling, the dwelling does not overlook any other properties and the extension is not visible from the road. The Hedge along the lane which fronts PTH is measured at 1.9 meters high and of high density.

4.0 Access

4.1 Pedestrian and Vehicular Access / Entrances

No changes to vehicular access.

4.3 Refuse

No Changes to refuse arrangements.

5.0 The National Planning Policy Framework (NPPF)

5.1 Relevant Core Planning Principles

While all core planning principles are relevant, below are the most relevant extracts.

Section 12 paragraph 124 states *'The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*

Section 5 Paragraph 59 states *'To support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'*

6.0 Conclusion

6.1 Consultant Conclusion

Continual improvement of the existing housing stock is vital to ensure desirability remains high for existing properties. The housing stock cannot be left behind by more modern properties which cater to the needs of 21st century living in a more acute fashion.

7.0 Supplementary Information

7.1 Flood Risk Assessment

There is no requirement for a flood risk assessment due to the lack of any risk of flooding, surface or rivers / sea. Surface water will not be increased by the proposal.