

# Design and Access Statement

The conversion of outbuildings to holiday lets, with associated landscaping

314 Spring Lane  
Lambley  
Nottinghamshire  
NG3 5RQ

Job No: 2314  
Written by: SH  
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**REFORM**  
ARCHITECTURE & INTERIOR DESIGN LTD

## 1. Introduction

- 1.1. This Design and Access statement has been prepared by Reform Architecture and Interior Design Ltd in support of a full plans application for the aforementioned site.
- 1.2. This document is to be read in conjunction with the drawings and reports submitted alongside the application.

## 2. Existing Site

- 2.1. The site is situated on the outskirts of Mapperley Plains. The location is approximately six miles East of Nottingham City centre.
- 2.2. The site itself is located on the north side of Spring Lane. The character of the immediate surroundings on this side of the road are large detached dwellings, the majority of which have either further housing or significant outbuildings to the rear (north) of the road-fronting properties.



Figure 1 Aerial View of site. Site boundary indicated with red line.

2.3. There are four single-storey outbuildings located within site, comprising of:

- Unit A – a large timber frame structure with corrugated shallow-pitched cement roofing and vertical cladding sheets to the walls.
- Unit B - A small timber-frame building with corrugated cement pitched roof and timber-clad wall.
- Unit C – A large timber-frame building with profiled metal sheet roofing and walls clad in a mix of timber and cement boarding.
- Unit D – A single-storey shallow pitched series of buildings as a joined cluster. It consists of corrugated roof sheets and a mix of timber board and cement sheet cladding.



Figure 2 Site Entrance and access off Spring Lane.

### 3. Ecology

- 3.1. The Ecology report states that the dominant habitat within the Site is an area of hardstanding. This comprises of concrete laid in a slab formation across the site.
- 3.2. The site houses four dilapidated outbuildings which have all been left undisturbed for some time.
- 3.3. No trees or planting is currently located on the site except for native species along the site boundaries.
- 3.4. The site provides limited habitat opportunities for protected species and would only have scope to accommodate common garden birds.
- 3.5. Whilst the other remaining habitats are of little floristic value and their losses are not considered
- 3.6. A major constraint, to secure gains for biodiversity provision of the following should be included as part of development:
  - Native tree planting (5-10 trees)
  - New native species rich hedgerow planting (at least 30m long and seven woody species)
  - Native scrub planting.

### 4. Property History

- 4.1. The property associated with this site had planning approval in 2015 for a house extension, which also included modernisation of the property exterior.
- 4.2. Change of use applications can be found for properties within close proximity including: 292 Spring Lane Lambley NG4 4PE (Ref: 2019/0003 ) to change from Office (B1) to Residential (C3) and add a side extension of less than 50% of the existing floor area. This application was granted permission in March 2019.

### 5. Use

- 5.1. The proposed use of the site is as modest short-term holiday lets.
- 5.2. The neighbouring properties are both detached dwellings, with 314 Spring Lane being redeveloped recently and of modern aesthetic.

### 6. Layout

- 6.1. The site layout will remain largely unaltered. The illustration in Figure 3 shows how units B and C will acquire subservient extensions, in keeping with the modest scale of the existing outbuildings.
- 6.2. The access road off Spring Lane will serve each unit and their designated parking spaces. Space has been provided to turn around within the development, to allow entry and exit in a forward gear.

### 7. Design

- 7.1. The existing floor areas total approximately 282m<sup>2</sup> and the proposed floor area, including the removal of various redundant elements, plus the addition of subservient extensions, will be 232.4m<sup>2</sup>. This equates to a reduction of the overall footprint by 18%.
- 7.2. The height and scale of the units are modest, with all three units comprising of single storey, rectangular forms.
- 7.3. The proposed appearance of the properties will be in keeping with the rural context, making use of traditional materials.
- 7.4. The siting of the existing units ensures that the streetscape of Spring Lane will be unaffected.



Figure 3 Proposed site layout showing extensions to Units B & C highlighted with blue infill walls

## 8. Access

- 8.1. Access to the site is via a private driveway running parallel to the neighbouring property, 314 Spring Lane.
- 8.2. A visibility splay has been checked at the site entrance, and the entrance includes minor enlargement to cater for the first 8 meters of the driveway being 5.8 meters wide
- 8.3. A bin collection point has also been provided at the entrance.
- 8.4. A secure bike store has been provided as part of Unit D.

## 9. Landscaping

- 9.1. The existing site currently has few landscaped features. The majority of the site footprint comprises of tarmac and concrete coverings.
- 9.2. The existing buildings and hardstanding dominate the site, Existing soft landscaping only contributes to 21% of site area.
- 9.3. The proposal 'softens' the site with significant amounts of outdoor amenity space laid as grass. The tarmac and concrete hardstanding is removed and replaced with crushed stone and residential patio treatments. The soft landscaping as a result increases to 40% coverage.
- 9.4. Native hedging and tree species will be planted to create screening and privacy between each unit. Hedgerows will also be planted to separate outdoor areas to each of the units.
- 9.5. Further indigenous planting will be used to give privacy to the adjacent properties and further obscure the view of the site from Spring Lane.

## 10. Conclusion

- 10.1. The proposal is to renovate the existing dilapidated outbuildings and create three modern self-contained holiday lets, complete with an ancillary store building
- 10.2. The outbuilding structures have been sensitively re-clad with materials in keeping with both the existing buildings in places, but also of a domestic nature; to suit the surrounding uses and material palette.
- 10.3. As a result of the conversion, the site benefits from significant improvements including the removal of concrete and tarmac hardstanding. This is replaced with materials of a softer nature including a significant amount of green space and planting.