

DESIGN & ACCESS STATEMENT



Existing and Proposed Front elevation

**Full Planning Application:
Land to the side of
26 Fairmead Crescent
Rushden
Northamptonshire
NN10 9NB**

1.0 INTRODUCTION

This Design and Access statement has been produced to accompany a full planning application for a new dwelling at 26 Fairmead Crescent. It has been submitted by Blueprint Architectural Design on behalf of the applicant who is the owner of the site.

This document contains a description of the proposed works, and is to be read in conjunction with the following drawings/documents:

- 24-020-01 (latest revision) Existing Floor Plan and Site Plan
- 24-020-02 (latest revision) Existing Elevations
- 24-020-03 (latest revision) Proposed Floor plan
- 24-020-04 (latest revision) Proposed Elevations
- 24-020-05 (latest revision) Site Location Plan
- 23-020-06 (latest revision) Proposed Site Block Plan
- 23-020-07 (latest revision) Proposed Site Block Plan-2

1.1 The Site

The site to which this submission relates covers an area of approximately 224.5m². The existing site is occupied by a Single storey outbuilding which sits to the side of the existing dwelling facing onto fairmead crescent.



Illustration 1: View of site from street level

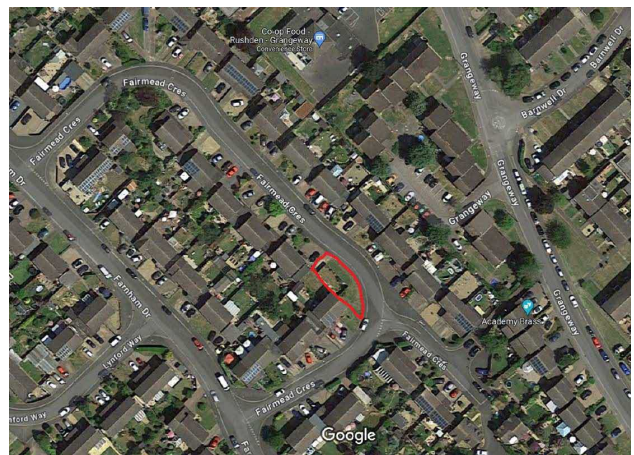


Illustration 2: View of site from Google Maps

The site consists of a grassed area surrounded by a timber fence and a hedge which follows the boundary of the plot. As the rear (north West end) of the site there is an existing dropped kerb and parking space which is shared with the neighbouring property.

1.2 Relevant Planning History

Ref: NE/22/01578/FUL –

Change of use from outbuilding (summer house) to 1 bedroom bungalow (Re-submission of

NE/22/00167/FUL) –Withdrawn.

Ref: NE/22/00924/AMD –

Non-material amendment to NE/22/00168/FUL to allow for two new car parking spaces to be increased and fences moved accordingly, to comply with highway standards. Permitted 15.08.22

Ref: NE/22/00168/FUL –

Demolition of existing summer house and erection of 2 bed end terraced house –Permitted 15.07.22.

Ref: NE/22/00167/FUL -

Change of use from outbuilding (summer house) to dwelling –Withdrawn.

NE/21/01158/LDE –

Certificate of Lawfulness for existing development/use: Summer house adjacent to dwelling –Withdrawn.

Ref: NE/21/00905/LDE –

Certificate of Lawfulness for existing development/ Use: for incidental use to the main semi-detached dwellings outbuilding summerhouse –Permitted 15.07.21.

Ref: NE/21/00068/FUL -

Permission to extend the current uses of the building; to include the use as a separate dwelling, no building works required except the installation of a kitchen and the erection of a dividing fence –Withdrawn.

Ref: NE/22/01579/FUL -

Change of use from outbuilding to 1 bedroom flat, Refused.

The main issues with the latest application being refused are:-

A- Highways issues. Summary being-

a1- Vehicular visibility splays of 2 metres x 43 metres (for a 30mph road) on both sides of the access.

a2- 2 metres x 2 metres pedestrian visibility splays required on both sides of the access. These splays must be contained fully within the applicant's site and not include any public highway land, or any other third party owned land.

a3- Parking spaces will need to measure 3 metres x 5.5 metres. Where the single driveway is between structures the distance must be increased to 3.3 metres.

a4- There is a road gully in the carriageway; this will require moving away from the area of the vehicle crossover. The applicant must be made aware that the full cost of moving the road gully will be borne solely by themselves. - Note this is no longer relevant with the current scheme, as

the parking will remain within the existing position.

a5-The applicant will be required to obtain the correct licensing, from Northamptonshire Highways Regulations in order to install the site access and the vehicle crossover of public highway land. - Note this is no longer relevant with the current scheme, as the parking will remain within the existing position.

B-Visual amenities and character

b1-The proposal would fundamentally change the character of the building and its immediate environment.

b2-Changing the use of the existing structure from an outbuilding to an independent dwelling, and splitting the existing plot would be physically overbearing and intrusive impact upon the remaining rear garden to number 26.

C-Insufficient size of accommodation

c1- Size of the dwelling does not comply with National Planning Policy Framework

c2-The proposal would not supply any private external amenity area.

Below within the Design and Assess statement we will touch on the reasons of refusal and how the new proposal overcomes the reasons for the last refusal.

2.0 DESIGN PROCESS

2.1 Brief

The client would like to construct a 1 bedroom bungalow, the site has already been deemed suitable by the planning department, as a plot for a new 2 bedroom end terraced house with two rear parking spaces was approved back in 2022. The client is actually looking to build something smaller and less intensified as the previous approved scheme.

2.2 Amount

2.2.1 Site dimensions

The application site, outlined in red on drawing 24-020-06 (latest revision) has an area of approximately 215m². The width of the site at its widest point measures 10 metres, with a length of approximately 26.9 meters.

2.2.2 Development amount

The intention of the applicant is to apply for a full application for a new dwelling smaller in size than the previous approved scheme.

We believe this scheme should be approved as it sits more comfortably on the plot, we feel that this dwelling is designed to sit comfortably within its setting. We have proposed modifications to the existing structure to allow the front of the dwelling to sit more inline with the properties on this street, we have set the front of the dwelling in the position to match the approved application NE/22/00168/FUL. This in turn opens up the proposal from the front of number 26 and is more

inviŕg. This in turn has allowed us to remove the North West end of the proposal and provide a suitable parking space, also as approved under applicaŕn NE/22/00168/FUL.

We have decided to keep the building line in the same posiŕn as the summerhouse in respect of number 26, as this will allow an access path to remain in-between the two properŕs and allows for easy and direct access to the rear gardens.

The previous planning officer was concerned that the change of use from summer house to dwelling would be detrimental to the visual appearance of the area. To combat this we have kept the character of the existiŕg summerhouse, removed the doors from the side and just enhanced the design and siŕg to sit more comfortable on the site. We have also created a private amenity area to the rear which is accessed through rear facing doors from the new dwelling.

2.3 Layout

As you enter the dwelling from the new front adjacent to the host dwelling , you have a small area for coats and shoes and a single bedroom. Straight ahead leads to the bathroom and kitchen / lounge area.

2.4 Scale

The building has slightly increase in scale to achieve the minimum requirements set out in the Naŕnal Space Standards.

2.5 Landscaping

2.5.1 Overview

The layout of the site has greatly improved from the existiŕg summer house, We have removed the fence and boundary hedging to the highway to create a more open feel to the side of the site and to improve visibility from the parking space at the rear of the site. The area of land to the side and front of the dwelling will be laid to lawn with low shrubs.

2.5.2 Boundary Treatment

The Boundary to the road will be leŕ open to retain suitable vision splays from the parking area. There will be a secŕn of private amenity area to the rear / side of the site which will have a close boarded fence 5ŕ in height.

2.6 Appearance

The planning officer has concerns that the dwelling will not be in keeping with the other dwellings on the street. As the summer house already retains an independent dwelling appearance, and we are looking to enhance the siŕg of the new dwelling in the current applicaŕn I would say that the amendments will only enhance the current situaŕn.

The benefit of the dwelling being single storey is that the scale of development steps down on the bend of the road which will sit well in this locaŕn. Bungalows are also sort aŕer dwellings especially with the elderly community and its good pracŕce to offer variety of housing stock in different locaŕns.

External walls –Off-white render & buff colour brickwork
Roof finish –Brown Tiles to match existing
Windows & Doors –White uPVC

2.7 Parking

We are proposing one parking space in replacement of the existing parking space, the highways department have requested that the parking space is increased in size to allow for better access around the car, this has been achieved on the new site plan. Highways have also requested that 2m x 2m pedestrian visibility splays are added and these should be in land owned by the applicant. Below I have added a picture showing the existing parking space and the neighbours parking spaces.

Our proposal now includes the approved parking space from application NE/22/00168/FUL.



Illustration 3: View of existing parking area



Illustration 4: View of existing parking area next to the summerhouse / outbuilding

3.0 SUSTAINABILITY AND ENERGY APPRAISAL

3.1 Introduction

The new dwelling is designed in compliance with Part L of the Building Regulations (as amended) 2023. The dwelling will be subject to SAP calculations which will need to meet requirements for the fabric and energy consumption. We will also be subject to an over glazing calculation under the new regulations.

3.2 Heating

The new dwellings heating system will need to pass the SAP calculation and be energy efficient.

3.3 Sustainable Transport

It is proposed to install an EV charging point to the drive, and have secured cycle storage located in the secure garden area.