

DESIGN & ACCESS STATEMENT

HERITAGE IMPACT & JUSTIFICATION STATEMENT

PROPOSED SINGLE GARAGE TO DWELLING.

1 TIPPINGS LANE
BARROWDEN
OAKHAM
RUTLAND
LE15 8EW

Job No. 1483

1.0 INTRODUCTION AND BRIEF

1.1 This Design and Access Statement is prepared in support of a Householder Planning Application for a proposed single garage to supplement an existing dwelling house. The application and statement is written to meet the provisions of The Town & Country Planning (Development Management Procedure) Order 2010 and follows the National Planning Policy Framework. 1 The Tippings is not a Listed property however falls within the established Conservation Area of Barrowden.

1.2 The foregoing proposals are indicated upon the following drawings forming part of the application documentation.

1483-04	Existing Elevations and Site plan
1483-02	Ordnance Survey.
1483-01D	Proposed Plans, Elevations, Site Plan & 3D Artistic impression.
1483-03D	Elevation showing relationship of garage with neighbouring property

1.3 Paul Bancroft Architects have been engaged by the owners to prepare a householder application ensuring that the current property can obtain the requisite Approvals. Our brief is to prepare a high quality design solution, attractive and sustainable garage for the existing property to provide additional accommodation ensuring the property can cater for a car, cycles and garden tools storage.

This Design & Access Statement and Heritage Statement demonstrates that, rather than being harmful to the setting, the proposals positively enhance the character and appearance of the area. The proposal is entirely appropriate.

1.4 1 Tippings Lane is a single residential limestone cottage with a blue slated roof befitting its location. The site falls within the Barrowden Conservation Area and encompasses the residential characteristics of the wider community. The proposals in this instance are entirely consistent with adjoining land uses and would not cause any harm.

The land highlighted in a red boundary is within the Barrowden Conservation Area. No. 1 Tippings Lane is not listed. Over the recent years works have been completed under Approval 2021/1062/FUL and latterly due to commence on associated Approval (2022/1219/FUL).

1.5 Paul Bancroft Architects have prepared a detailed solution based on a positive pre application enquiry response from Rutland Council completed and received in February 2024. This application follows the guidance and comments of both the Case Officer and Conservation Officer.

1.6 The proposed alterations will provide the ability to house a motor vehicle, cycles and other general garden implements.

1.7 The proposals have sought to acknowledge the following:

- The proposals should be high quality, utilising traditional materials in architectural design.
- The works will be subservient in height to the cottage and neighbouring properties.
- The proposals are sensitive in their use of construction materials, utilising coursed limestone, blue black natural slates on the roof, metal rainwater goods and hinged side hung painted timber doors.

- The materials follow the local vernacular.
- There is no impact on neighbour's amenity, no light impact, and not overbearing, as the distance from neighbours is generous.
- The construction works will provide a high-quality solution in line with the current standards namely a 6mx3m (internal) garage space.

2.0 HERITAGE, LAYOUT, IMPACT & JUSTIFICATION

- 2.1 The proposed layout is included with the application.
- 2.2 The property as it currently resides was altered and extended in the late 2023 under requisite approvals. The owners of the property wish to add a simple single stone built garage.
- 2.3 The existing cottage remains unaltered There is no proposal or intension to alter any important architecture ensuring that the existing purpose and context of the building is not lost.
- 2.4 The proposed garage location sits away from the boundary on the existing driveway adjacent to similar type `garage' buildings. .
- 2.5 This garage incorporates appropriate traditional materials, coursed local limestone, blue black slate, metal rainwater goods and painted timber hinged doors.
- 2.6 The existing notable characteristics of the cottage or adjacent buildings are not altered in any way. The new garage seeks to respect the recognised characteristics and adopt comparable detailing, materials and form of those close by.
- 2.7 This works will not give rise to any adverse amenity impacts with other nearby dwellings as the site is well screened with existing perimeter boundaries and set away from neighbours, therefore there will be no issues of privacy loss.
- 2.8 The existing boundaries remains unaltered.
- 2.9 Private garden space for the replacement is generous and within the immediate proximity of the whole property, moreover the existing landscape remains untouched.
- 2.10 The garage construction will still ensure ample space for car parking and turning in order that vehicles can exit in forward gear. See drawing showing turning circles and tracking etc.
- 2.11 One of the key issues here is what would be the effect on the character and appearance of the area and what harm, if any, would arise from modest further development at an established residential location. In our view, the effect on the character and appearance of the area would be insignificant and there would be minimal planning harm caused by such a proposal. Therefore neither the cottage, neighbouring properties, setting, nor the Conservation Area character will be harmed by the proposals. Its high quality architectural design and its sustainability will ensure that relevant statutory tests can be satisfied
- 2.12 It is considered that the proposed garage will remain consistent with the form and character of the locality, and would have no wider impact upon the surrounding area. The high quality works will complement the existing built form and moreover the general locality. The Conservation Area and local character will be unharmed as a result of the proposals.

3.0 SCALE

- 3.1 The building group will alter minimally in terms of scale with the introduction of a single garage. The proposals reflect the existing spacious site and stay within the existing built form. The height of the existing buildings remains unaltered. The scale of the garage is restrained and well-proportioned within the sites landscape, sitting harmoniously within its established boundary planting and walls (refer section/ detailed drawings).
- 3.2 There will be no adverse impacts upon neighbouring dwellings in terms of loss of sunlight / daylight. By design the development will relate well to neighbouring buildings and will not cause privacy loss or result in overlooking.
- 3.3 There will be splendid amenity space and no loss in the quantum and quality of open space as a result of the proposals.

4.0 LANDSCAPING

- 4.1 No trees or hedgerow are to be removed because of the proposals.
- 4.2 The existing boundary walls to the property remain unaltered because of the works.
- 4.3 Localised driveway finishes will be reinstated after completion of the garages build.
- 4.4 The existing garden landscaping layout will remain unaltered except for the local ground by the garage as reflected within the application drawings.
- 4.5 The site is not in a flood risk area and surface water run-off from the dwelling can be managed in a sustainable way by means of drainage to an existing soakaway.

5.0 APPEARANCE

- 5.1 The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. **Good design** - the guidance states this is a key aspect of a sustainable development, is indivisible from good planning and should contribute to making places better for people. **Inclusive design** - the guidance emphasises going beyond the mere architectural and visual appearance of buildings where it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds. This has been achieved within our proposals.
- 5.2 The external appearance of the `cottage' building remains unaltered.
- 5.3 The garage will be constructed in close matching materials & construction techniques to the cottage. Existing patterns and styles will be recreated to ensure that the external appearance remains sympathetic and in keeping with its current architectural aesthetics.
- 5.4 High quality timber doors are proposed to be installed with a very clean and high-quality visual aesthetic.

6.0 ACCESS

- 6.1 The building lies within an existing established settlement area within close walking and/or cycling distance of good local services and with links to public transport services to more distant destinations.
- 6.2 As referenced by the Local Highway Authority the internal Dimensions of the garage are 3mx6m.
- 6.3 The existing vehicular entrance is generously wide and will not alter a result of the proposals. It is proposed that the private driveway/parking area would be finished in a permeable finish, to ensure that its appearance is not garish and will blend well with its local area and adjacent to the highway would be a hard bound surface to negate gravel spill (Approved in 2021/1062/FUL).

7.0 UTILITY ASSESSMENT

7.1 As an existing property electricity and water are already provided to the property.

7.2 Surface water drainage from the buildings is planned to be disposed of via existing sustainable means (unaltered).

8.0 CONCLUSION

8.1 The proposed garage will provide a modes addition to the property that ensures that a car, cycles etc can be stored out of site, secure and safely. The garage is within the built form furthest away from the cottage. The important architecturally significant elements of the cottage remain unaltered.

The historical qualities and proportions of the whole will be respected and preserved whilst improving the users spaces will be dramatically improved for the future.

Overall, it is considered that the submitted application is in compliance with National and Local Plans and we believe that full planning permission should be granted.

PAUL BANCROFT ARCHITECTS
April 2024