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## FORMER PUBLIC CONVENIENCE

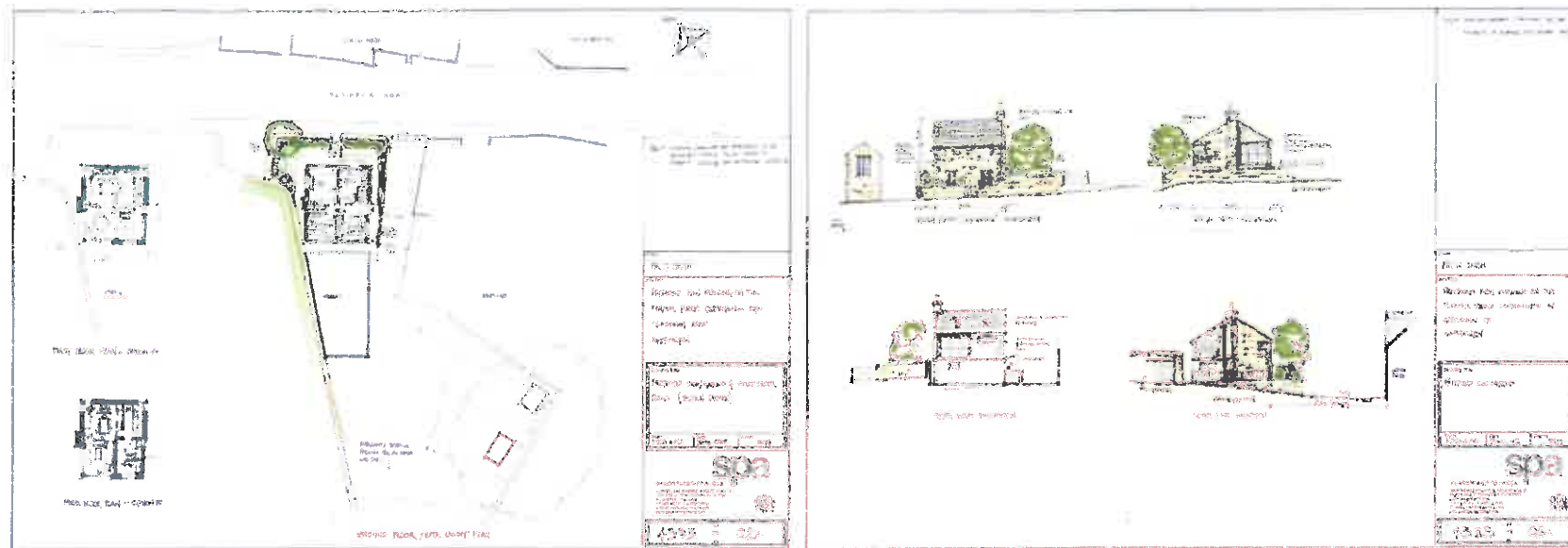
WADDINGTON

DESIGN, ACCESS AND HERITAGE STATEMENT

PREPARED BY

SUNDERLAND PEACOCK ARCHITECTS

version 1.01



## 1.0 PROCESS

- 1.1 Prepared drawings 4383-02A and 03A (initial sketch design) for Pre-App advise on 24/066/2013 (Ref: 3/2013/0559)
- 1.2 Client consulted with local residents and Waddington Parish Council and received support in writing for the proposed scheme shown on the above drawing.
- 1.3 Received written pre-application advise (04/07/2013) from RVBC acknowledging that the proposed 'land-use' for housing was acceptable, but raised concern over design.
- 1.4 Follow up meetings with the LPA were productive and established a basis on which to proceed and a contemporary approach with high quality design was encouraged, but with natural stone walls rather than render or timber cladding. Also, to reduce the scale and eaves height to avoid it being overbearing.



1.5 A second design was prepared to address the points discussed with the LPA and drawings 4383-04, 05,06, and 07 which were presented for consideration and comment as part of the Pre-Application process. The revised design incorporated the main changes:

- reversed the pitch of the roof to reflect gables of adjacent properties facing the road
- significantly reduced the eaves level of the building and increased the pitch to allow use of the roof space.
- areas of render and timber cladding replaced with stone
- fenestration design significantly modified and exposed roof timber structure exposed to unify design



- 1.6 A third design review meeting was held at the Council offices to review the proposed changes and the Planning Case Officer was encouraged by the new design and invited an application to be submitted which the Council would look favourably on with suggested altering front elevation to include a front door and fenestration changes.
- 1.7 Detailed design drawings ref 4383-10 prepared including computer generated visualisations to show how the proposed building would look in context with landscaping and boundary treatment.



## 2.0 USE

- 2.1 The Applicants' design brief is to erect a dwelling to replace the existing building. The dwelling is to provide two bedrooms with bathroom facilities, a study and kitchen / living area to meet contemporary living requirements.
- 2.2 The existing vehicular access is located at the north eastern corner of the site off Fell Lane (see photograph above) which is shared by other properties and would be used to provide two off street car parking spaces and associated turning room for the new dwelling.



## 3.0 AMOUNT AND LAYOUT

- 3.1 The proposed dwelling has an external gross footprint area of 55 square metres. Although the proposed footprint is larger than the existing structure, the new dwelling sits comfortably within the site in relation to the adjacent properties and boundary stone wall.
- 3.2 The proposal consists of two floors with bedrooms and study at ground floor and the living space at first floor level. It replaces the single storey building with the proposed eaves height lower than the adjacent building.
- 3.3 The pitch of the roof and associated glazing reflects the adjacent roof designs and creates a light and contemporary living space at first floor level with views to the surrounding areas.
- 3.4 Following consultation with surrounding residents it has been agreed to reduce the height and curve the corner of the boundary wall to the vehicular access point to allow for better manoeuvrability and access to the site.



## 4.0 SCALE AND APPEARANCE

- 4.1 The scale and proportion of proposal is subservient with the surrounding properties. The eaves level is lower than the adjacent property reducing the massing of the building.
- 4.2 The proposed dwelling would be constructed using reclaimed natural local sourced stone suitable for random coursed walls with reclaimed stone quoins using traditional building methods. Local dressed sandstone window and door surrounds with plain square edges would be used.
- 4.3 Natural slate would be used for the roof finish. The roof is an important element of the new design which would have over sailing verges and eaves with exposed Black Ash colour hardwood roof structure and rafter feet.
- 4.4 Bespoke manufactured Black Ash coloured hardwood window and door frames would be used and set well back in wall reveals, framed by square cut stone surrounds. Feature vertical Black Ash coloured hardwood louvers would be set back into external window reveals to the rear elevation.



## 5.0 ACCESSIBILITY 6.0 LANDSCAPING

- 5.1 The proposed dwelling will be built in accordance with current Building Regulations and will provide accessible off street car parking space and level approach from this to the front entrance door.
- 5.2 External bin storage space would be provided on the site of the property.

### 6.0 LANDSCAPING

- 6.1 An existing tree which has outgrown the site is to be removed as part of the proposal. A replacement native species of tree shall be replanted. A small area of shrub planting will be created to the road elevation with associated hard landscaping will consist of natural stone flags with a slate edging.
- 6.2 Vertical slatted fencing shall be formed between the proposal and the existing garage to the rear of the site. It will be up to 2m high and will be Black Ash coloured to echo the window and door detail of the new dwelling. A small area of fencing shall define the boundary to the access road at a height to match the existing wall.



## 7.0 HERITAGE

- 7.1 The existing building provides no architectural value to the conservation area and is of little significance other than previously providing a public convenience. Through close correspondence with RVBC the proposal seeks to respectfully the views in and out of the conservation area. It has been designed to enhance the character of the surrounding area by using existing materials and architectural features in a contemporary way. The replacement landscaping and associated works create a positive aesthetic to the conservation area of Waddington.

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