

fod Limited
Chartered Architects

Lincoln House
21 Dunstable Street
Eversholt
Bedfordshire
MK45 2NJ

DESIGN & ACCESS STATEMENT

**PLANNING APPLICATION – PROPOSED DEMOLITION of CONSERVATORY and
ERECTION of SINGLE STOREY REAR ORANGERY STYLE EXTENSION.**

'Inglenook' East Street, Lilley, BEDS, LU2 8LW

Local Authority Reference: TBC

Prepared for **Mr and Mrs Cox**

CONTENTS

- 1 Site Analysis
- 2 Design Principles
- 3 Creating the Design Solution
- 4 Access
- 5 Conservation Area Map
- 6 Site Photos

1. Site Analysis

The application site lies firmly within the Conservation Area of Lilley, with the host building a simple example probably C1960s detached bungalow of the speculative build type no doubt. It is simple and modest in design, built in red / brown brickwork under a Concrete Interlocking tiled roof.

It is situated on the west side of East Street north of the junction with West Street, the bungalow has been extended to the rear via a uPVC Conservatory which has a negative impact upon the Conservation area. It sits on a narrow site with it's garden area to the rear facing onto open paddocks.

The building is not Listed and does not occupies a prominent position along East Street being set quite far away from the roadway as well as behind a mature hedgerow and a slightly elevated position. The houses to the North are similar semi-detached more dwellings whilst the South there are a mix of detached and semi-detached dwellings of differing styles.

The site itself is a roughly rectangular shaped parcel of land tapering gently from east to west where it narrows. It lies towards the southern end of East Street and has a street frontage of approximately 13 metres. The building sits alongside a number of older style similar buildings, to the rear there a number of more modern developments, the West is the Lilley Arms Public House.

The site itself has little character or features of any importance: it does slope gently from the rear patio area where a small wall exists, however only a small area of excavation would be required where we propose to erect the extension and this would neither hinder or indeed prejudice its development for residential purposes. The land to the majority of the surrounding sites is in residential use.

All views along the approach to the site on East Street are largely dominated by development typical of Lilley's unusual and quirky vernacular of village buildings of various Architectural character and merit. The whole group stands together as a clearly identified development which is illustrative of a particular era of housing growth within Lilley itself. There are no Tree Preservation Orders in respect of any trees, and no public rights of way exist across the site.

2. Design Principles

The client wishes to demolish a Conservatory of poor quality and erect an Orangery Style extension to add more usable living space.

The client wishes the new structure to match as closely as possible both the host dwelling and has been kept deliberately simple and understated. The proposed extension is located to the rear and will largely sit on the current footprint.

The proposed scheme particularly attempts to accord with PPG03 Part 56 'Design for Quality' - now revised but still pertinent in its content:

'New development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape of the wider locality.'

Every effort has been made to draw inspiration from the wider Bedfordshire vernacular architecture of cottages, ignoring the immediate muddled architectural influences the adjacent and surrounding environs. The application is at this stage, a full Planning application. However, the creation of the design solution and therefore determination of the proposed type of accommodation and density of the development will need to have regard to the size and shape of the site, as well as the adjacent prevailing form of development in the area. Every attempt has been made to maintain the current generous garden space, whilst achieving good design quality, informed by the both the local and wider Bedfordshire vernacular typology.

Whilst the site itself has been described earlier as of little character, it is important that any design seeks to maintain wherever possible any feature worthy of inclusion within the scheme design as a totality. To this end the design will not have any negative effect on the Conservation area setting.

The site lies within Green Belt washover. The overall gross internal footprint of the host dwelling (excluding conservatory) is approx. 58.5m². The proposed extension is approx. 15.3m² and this would represent an approximate increase in square meterage of 26% which would be acceptable.

3. Creating the Design Solution

The preferred design solution will seek to both blend in and enhance the assorted nature of the existing rear development within the area. No one age or indeed architectural style predominates, while the palette of materials is equally diverse.

The individual design of the Orangery will be influenced in terms of the style and use of external materials by the more recent adjacent dwellings and by the townscape and landscape both of the wider locality.

Furthermore the proposals would not have an adverse effect on the character or appearance of the wider locality and would therefore be full compliant with LPA policies. As discussed previously there is modest change in foot print as the Orangery will be only slightly larger than the current Conservatory. There would be no adverse effect on the existing property which would still benefit from a significant amount of amenity space which in this semi-rural location would be considered acceptable.

The proposed Extension, in terms of residential amenity to neighbouring properties, would not give rise to any loss of light to the adjacent dwellings, whilst the degree of physical separation and change in level would also ensure that there would be no overlooking or loss of amenity.

Parking standards have not been affected, recognising that car ownership varies with household type and the type of housing but most importantly its location where services are not readily accessible by walking, cycling or indeed public transport. There is in any case no increase in bedroom numbers.

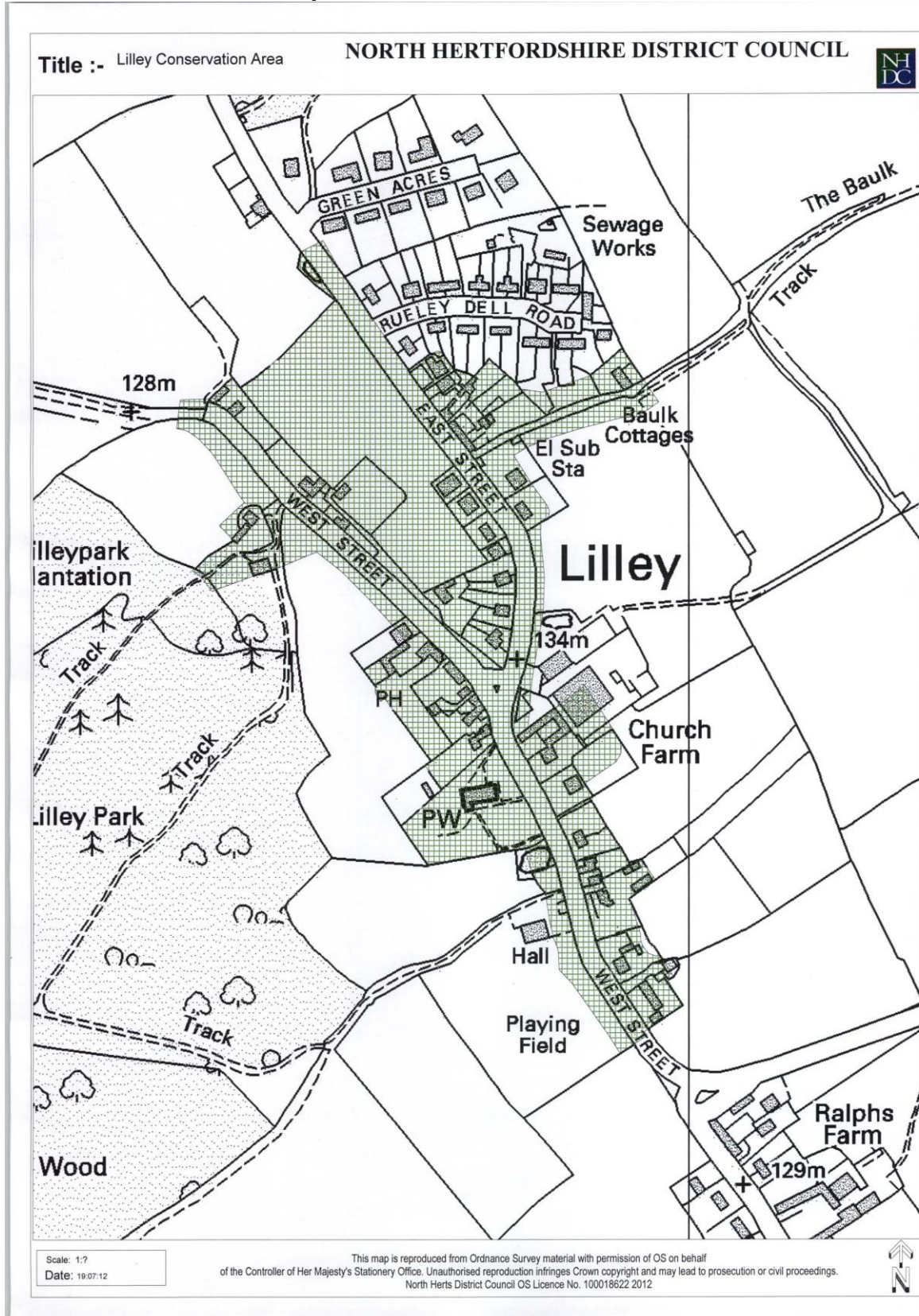
We would further wish to highlight that my Client's plan would also be in full accordance with LPA policies.

In conclusion we feel strongly that the quality of the proposed design of the extension would result in a desirable form of development that in no way would unduly affect the character of the area. The current street elevation and setting would, we feel, not be adversely affected by the addition of a simple brick structure to the rear. The insertion of this Orangery structure is both sympathetic in scale and form and will further form a pleasing and useful addition to this property.

4. Access

The current access arrangements to the host dwelling involve entering the front of the dwelling across a sloping gravel driveway and step directly from East Street. The current access arrangements are suitable only for ambulant disabled persons up a series of sloping paths, and no change or indeed upgrade to this current arrangement is proposed.

5. Conservation Area Map



6. Site Photos

















