

51 Station Crescent **Design and Access Statement**

January 2023

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1.0 INTRODUCTION

This application is submitted on behalf of the owners and occupiers of 51 Station Crescent. The proposal seeks to improve the existing facilities and modernise the living conditions for the residents.

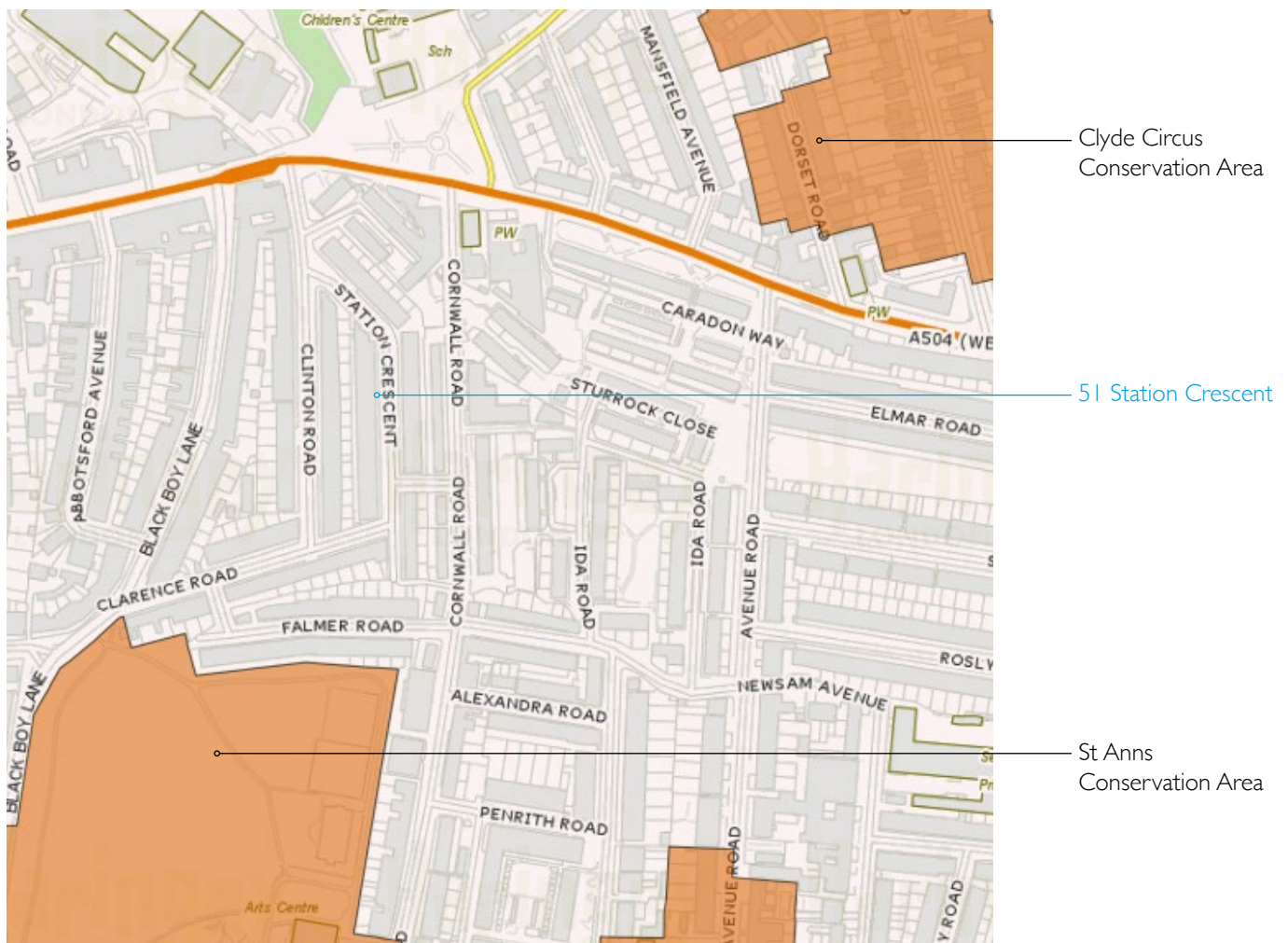
This statement sets out the justification for the proposal in the context of the relevant national and local planning policy and explains the considerations relating to the design and impact of the proposal on the neighbouring residents and wider community.



2.0 SITE & LOCATION

Located on Station Crescent the building was built in C19th. The site is part of a row of two storey terraced houses. Surrounding properties are predominately residential.

The site is not Listed, nor located within a Conservation Area.



3.0 PROPOSAL

The proposal is for a rear extension to 51 Station Crescent. The proposal is intended to improve the living conditions for the occupiers, improve the environmental performance of the building, improve its visual appearance and future-proof it for the benefit of the neighbours and community.

The proposal includes:

- Rear/side single-storey extension

Design

The internal and external design is based on the needs of the occupiers to have better residential living space. The design seeks to protect, preserve and enhance the existing building. Following the Policy DM1, through a robust design process, the proposal is of high-quality design, integrating positively with its surroundings. The proposal uses appropriate materials and is subservient to the host building.

Following Policy DM12, the amenity of the neighbours is maintained and will not adversely impact the neighbours daylight or outlook. The side infill section of the wall has been set at 2.3m to the eaves to ensure there is no considerable impact to the daylight/sunlight of the neighbouring property. As well as to ensure the outlook is not impacted.

The design improves the thermal and environmental performance of the building through taking a fabric-first approach to renovation. The external walls will be repaired and redecorated, and will be insulated to meet or exceed recommended U-Values.

Materials

A high-quality brick extension is proposed. Following Policy DM12, point E, the proposed brick will subtly and elegantly contrast with the host building, providing a sensitive and respectful addition which complements the original building.

3.1 PROPOSAL

Design precedents:



3.2 PROPOSAL

Proposed extension:



4.0 SUMMARY

For the avoidance of doubt, the following paragraphs address the requirements for design and access statements, using headlines set out in national guidance on preparation of such statements

Use

51 Station Crescent is a dwelling house (Use Class C3). This proposal does not seek any change of use.

Amount

The proposal maintains the gross internal floor area of the ground floor:

- Existing Area (Ground Floor) = 38m² GIA
- Proposed Area (Ground Floor) = 46m² GIA

Total Area Increase = 8m²

Layout

The proposed layout greatly improves the arrangement of the building, creating a far more usable and more habitable living space.

Scale

The proposed scale is in subordinate to the existing building and in keeping with similar nearby extensions.

Landscaping

The existing garden will be retained.

Appearance

The external appearance from the road will not be impacted by the design. The alterations to the rear of the building will not adversely impact the neighbouring residents and will improve their outlook through the use of high-quality materials.

The proposed materials are in keeping with the wider context and will have a positive impact on the character and appearance of the building through acknowledging and respecting their setting.

4.1 SUMMARY (CONT.)

Vehicular Links

The proposal has no impact on transportation or traffic levels in the area

Inclusive Access

The revised layout and design has no impact on accessibility throughout the dwelling.

Drainage

The proposal does not impact the existing drainage provisions.

Biodiversity Statement

A visual building inspection survey has been undertaken with no visible signs of bats, birds or other species nesting within any cracks, loose timber, eaves or any other areas of the existing proposal area.

Furthermore the applicant has never previously seen or heard any signs of bats, birds or other species nesting within the existing house. A further inspection will take place prior to construction.

5.0 FIRE SAFETY STATEMENT

51 Station Crescent

Fire escape and protection has been considered as part of the design of the proposal to ensure safety for the building occupants.

Access & Escape / External

The property has suitably positioned unobstructed outdoor space for fire appliances to be located on and suitable for use as an evacuation assembly point. The existing property also has suitable and convenient means of escape and evacuation via the existing stairwell.

We confirm the development proposed does not require the provision of evacuation lifts.

Design & Risk of Fire Spread

The proposal for the rear extension is designed to incorporate fire safety measures to reduce the risk to life and the risk of serious injury in the event of a fire.

Installation of 30-minute fire rated doors and mains operated interlinked smoke alarms will be provided and installed within the property. The proposed fire route is protected to withstand 30 minutes of fire. The stairway will avoid passing through any habitable rooms. The layout proposed is a suitable way to minimise the risk of fire spread.

Specifications

All doors to stairway serving habitable rooms are to be FD30 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have minimum undercut of 10mm above the fitted floor finish surface. Mains operated, self-contained and inter linked smoke alarms will be provided at each landing level. The smoke alarms will conform to BS 5446: Part 1. All units to also have rechargeable batteries in case of mains power loss. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.