

1149_CTA_DESIGN & ACCESS STATEMENT

29 CHERRY TREE AVENUE

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This Design and Access Statement accompanies the Planning Application for No. 29 Cherry Tree Avenue which proposes:

- a hip to gable conversion (with barn hip)
- two pitched roof front dormers (replacing a flat roof dormer)
- a single full width rear dormer (replacing a flat roof dormer)
- the addition of a ground floor flat roof full width rear extension
- demolition of the existing garage – and the re-provision of a similar size garage with small workshop at the foot of the garden.

Context

The site is a 0.03 hectare plot containing a semi-detached bungalow with fully hipped roof and detached garage with pitched roof. The property was originally constructed in the 1960's and a roof conversion with single front and rear dormers was carried out in 1979.

As shown in the Aerial View the roofscapes (both front and rear) of buildings in the general vicinity are littered with dormer or roof light variations, and many properties have been extended to the rear.

We would note that the nearest detached neighbour, 27 Cherry Tree Avenue, sits in a corner plot, that fronts Rowan Avenue. Any alteration to No.29 would not be detrimental to the visual outlook and amenities of the occupiers of that property.

The North West boundary of 29 Cherry Tree Avenue is screened by a hedge that adjoins the rear gardens of the properties in Rowan Avenue – masking any proposals from neighbouring vantage points.



AERIAL VIEW OF CHERRY TREE AVENUE AND SURROUNDING ROADS (No.29 outlined in red)

Character

Cherry Tree Avenue comprises a mixture of:

- 2 storey semi-detached 'Chalet' style properties (e.g. Nos.38 and 49)
- and hipped semi-detached bungalows.

All properties have reasonable front gardens with driveway access to side garages / parking. Some of the 2 storey properties have rooms in the roof (see No. 44). The bungalows neighbouring have been extended and altered on a mismatched ad-hoc basis (examples shown by Nos. 37, 48, 50, 52, 54 and 64).

The net effect is an asymmetrical and irregular street scene . . . the original character of the estate has long since been lost and broken. The dominant adjoining large flat roof front dormers (Nos 50 & 52) create an unfavourable precedent for future proposal. Cherry Tree Avenue has also been polluted by solar panels on the front facades which are detrimental to the street scape (see overleaf no. 31).

The application of materials is reasonably consistent: pale render / painted brickwork with red brick / brown coining, muted grey or brown profiled roof tiles with similar coloured tile hanging. Window frames and fascias are generally white, with either white or brown guttering.

By current standards, the properties in their original form are inadequately insulated – although recent roof extensions will have improved this. Any opportunity to improve the thermal performance and extend the life cycle of these properties would seem sustainable.

The proposals set out in this application respond to and respect these observations, and seek to follow the examples of best design practice.



'CHALET' STYLE PROPERTY NOS 47 & 49



EXAMPLE OF ALTERATIONS NO. 37



EXAMPLE OF ALTERATIONS NO.s. 50, 52 & 54.



EXAMPLE OF ALTERATIONS NO. 52

A Consideration of Permitted Development Opportunities

Seemingly, the No 29 could undergo several alterations without consultation with the owners / occupiers of adjoining properties or the community as a wider whole. These include:

- A fence can be constructed as a Part 2 minor operation Class A on the South West boundary with No.27. Such an operation would form a screen to the rear façade of that property. This in itself would have a more dominant effect on neighbouring properties than the proposals detailed later in this document.
- A Ground Floor rear extension (to a depth of 3m and to a width of half the property) under Class A could be constructed on the North East adjoining boundary with No.31. Such an extension could be completed without planning permission or consultation with the adjoining owners / occupiers. The proposals in this application follow this 3m milestone as a guide to the sensible depth to the proposed rear extension.
- An alteration under Class B to the rear roof pitch to replace the existing rear dormer with a full width replacement dormer that would not increase the roof volume by more than 50 m³. This could also be constructed without consultation of the adjoining property and the proposals detailed later in this document follow this ethos.
- Relocation of the garage against the North West boundary and addition of an outbuilding, to a height of 2.5 m and constructed of red brick to match the existing property, both of which would be under Class E.

The proposals for the rear of this property (the most subjective) later detailed in this document / application are therefore akin to a permitted development application and are no more intrusive on the neighbours than the combination of potential Permitted Development works..

The proposed front dormers are not, however, covered by Permitted Development criteria – hence the requirement for this application – although these do not impact on the neighbours.



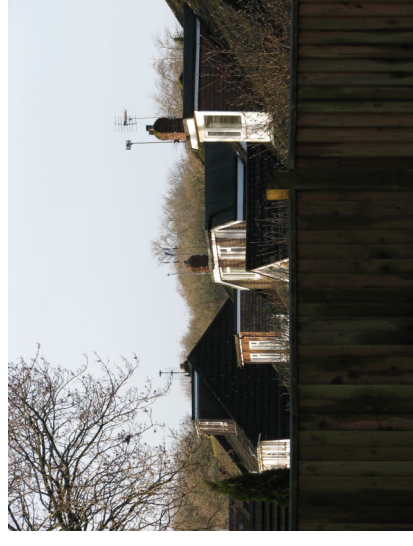
EXAMPLE OF ALTERATIONS NO. 64



EXAMPLE OF ALTERATIONS NO. 31



VIEW FROM NO.29 LOOKING ALONG THE STREET



REAR ELEVATION VIEW FROM NO.64

Precedents and Proposals

Previously approved alterations similar to these proposals are numerous, both the in immediate vicinity of Cherry Tree Avenue and in the local area as a whole. The most recent relevant approved application was for No.58 in 2006 (ref: 06/62975/000), in regards to the proposed changes to the roof, this application proposes a near exact replication of this approved alteration.

From a study of No.58, the proposed alterations to No.29 would be in keeping with the scale of the developments within the immediate vicinity. The current property is in need of repair to prevent water ingress. The opportunity has, therefore, been taken to reform the dormers and improve the balance and mass of their proportions to visually improve the appearance of the property and better meet the needs of the applicant. Opportunities will also be taken to improve the thermal qualities of the property to improve the energy efficiency of the dwelling.

The roof conversion element of the proposed re-modeling will sit over the footprint of the original bungalow (not the proposed single storey addition to the rear). By keeping the roof element contained within the existing footprint, the impact on the neighbouring properties will be minimised.

The proposals detailed by this application aims to:

- Balance the mass of the combined frontage of Nos. 29 & 31 by a 'full hip' to gable end and 'barn hip' conversion using matching roof tiles.
- Generate an improved thermal fabric by replacing the poor quality flat roof front dormer with two pitched highly insulated dormers. Integrating the use of tile hanging to the dormer sides to match those used in similar alterations.
- Use lightweight materials through the roof alterations to improve thermal efficiency without compromising the structural integrity of the original form, by the use of weatherboarding (which will emphasise the horizontality of the elevation) on non-primary elevations above the existing brick courses.
- Respond to the life time homes concept in creating a more flexible open plan space.
- Render the primary elevation between the existing brick coin detailing.



FRONT VIEW OF NO.58 AS MAIN PRECEDENCE FOR THIS APPLICATION



NO.58 AS MAIN PRECEDENCE FOR THIS APPLICATION