

135a Wick Street
Design & Access
Statement December 2013

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Project Name: 135a Wick Street

Location: 135a Wick Street, Wick

Client: Mr Wayne Orr

File Reference: 1010

Issue	Date	Author	Checked	Notes
P1	18/03/2013	cb	cb	Planning Approval Issue

Introduction

The application seeks to obtain approval for extension to existing Taxi Office to form an additional 2 bedroom residential dwellinghouse. (Class C3).

Planning approval has recently been granted under LU/37/13 for a material change of use from Taxi Office (Sui Generis) to a single 2 bedroom residential dwellinghouses (Class C3). Therefore although works have not commenced on the existing unit, this application relates only to the additional storey, as the previous application to create a single residential unit has already been considered and approved.

However as some of the design aspects relate to the unit as a whole they are discussed accordingly.

The existing building is single storey in form and constructed from facing brickwork, stained timber windows & doors and a flat roof which fronts directly on to Wick Street.

To the rear there is a small courtyard, enclosed by a brick boundary wall, which is accessed via timber gate located within Courtwick Road.

The Taxi office has been un-occupied for nearly two years.

Use, Amount and Site Layout

The application would result in the formation of an additional 2 bedroom residential dwellinghouse (Class C3), creating overall two 2 bedroom residential dwellinghouses which would not be detrimental to the surrounding area or amenities.

The proposed application does not seek to amend the site layout.

Scale and Appearance

A single storey extension would be provided above the existing building to form the second dwellinghouse. This would be accessed via an external, staircase located within the rear courtyard. The staircase would as a minimum be enclosed at the top of the staircase to ensure privacy for no 2b Courtwick Road.

The existing brickwork would be rendered, save for the brickwork feature panels, so that the additional storey will be seamlessly joined to the existing lower storey. This creates a coherent elevation treatment to the entire building.

The new pitched roof has been designed to be subservient to the adjoining property at 135 Wick Street. It is intended that the roof finish will be plain tiles to match that of the adjoining property. Soffits & Fascias are to be white uPVC with black uPVC rainwater goods.

The existing windows will also be replaced, as shown on the application drawings, again this is to achieve a consistent design aesthetic. It is intended that the replacement windows will be white uPVC.

Environment and Landscaping

Within the site, provision will be made to rear courtyard is currently laid to slabs. Therefore provision will be made to provide some soft landscaping areas to the rear courtyard to enhance the occupant's experience.

Sustainable Design Features

A number of sustainable design features are proposed to be incorporated into the dwellings. Condensing boilers will be utilised to provide efficient heating to each unit. Dual flush toilets and flow restrictor taps to be provided to bathroom & kitchens.

Locally sourced materials will be used wherever possible. Garden Composters will be provided within rear garden areas, and recycling facilities will be provided for each dwelling.

The existing ground floor element has been designed in accordance with the Building Regulations in force at the time of construction, and is therefore thermally efficient.

The new extension will be constructed to meet the current requirement Building Regulations requirements.

Access

The Dwellinghouse's main access is via Courtwick Road.

The access to the building will remain unchanged as part of this application.

Conclusion

Overall, application provides an additional first storey 2 bedroom residential dwellinghouse (Class C3), to create two 2 bedroom residential dwellinghouses.

The design process resulting in this application has been rigorously and carefully considered to create an appropriate design solution.

As a result, the proposed dwellinghouses do not have any adverse effect on the local surroundings and amenities and is entirely in-keeping with the local area, and offers no detrimental impact.