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Design & Access Statement

1 Grand Sluice Lane Boston PE21 9HL

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Existing:

1 Grande Sluice Lane is a Victorian semi detached cottage with a ground floor bay window, fronting Grand Sluice lane, with a small front garden. The original house has been extended to the rear to form a new kitchen & Lounge area & shower room & two additional bedrooms on the first floor.

Proposal:

The proposal is to divide the existing extended cottage into two residences, without any further external alterations. The current rear extension was approved with flood risk assessment as part of the approved details.

The first residence fronting Grand Sluice Lane will be returned to the original terraced cottage format of lounge & Kitchen area to the ground floor & two bedrooms & bathroom to the first floor.

The proposed second residence will be entirely within the existing extended part of the building to the rear of 1 Grand Sluice Lane.

The accommodation will provide a lounge & kitchen area on the ground floor. On the first floor there will be two bedrooms & a shower room/ W.C.

The small garden to frontage of Grand Sluice lane will remain in the ownership of the existing cottage, number 1. The garden to the rear will be sub divided into two amenity areas & Parking, one for each of the new & proposed dwellings, as shown on drawing LGSL/21/2.

Reasoned Justification:

The proposed new dwelling will contribute to much needed housing stock in the area, with a new small residential unit with garden & parking facilities.

The character of the existing cottage & the street scene in Grand Sluice Lane will not be affected. We have followed the local Conservation Policies in our proposals. The impact on neighbours would be minimal because of the already approved & built extension.

Design:

The proposal is within an existing extension & will remain unchanged from an external design point of view.

All materials used are vernacular & matching existing.

The proposed new dwelling will provide adequate amenity space for a modest sized dwelling.

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Access:

Pedestrian access to the property will remain unchanged. Existing vehicular parking provisions will remain unchanged. Disabled access will remain the same. Internal flow will also remain the same.

A flood risk assessment has been carried out, see the accompanying document. Access to the property will be as existing & acceptable.