

Proposed Redesign of A Previously Permitted Residential Development That Was Granted Full Planning Permission Under Planning Reference Number PL16/93 to convert an existing former healthcare facility to 2no 2 bedroom housed in 2016. It Is Now Proposed To Carry Out The Following Alterations:

- (1) Redesign the internal layout to provide a 4-bedroom bungalow dwelling with will be capable of fulfilling the needs of wheelchair users and capable of housing a total number of 6 persons.
- (2) Provide wider external doors to accommodate a wheelchair and provide level access all around the dwelling.

ENGINEERS NARRATIVE

FEBRUARY 2021

General

The Site forms part of an existing former healthcare facility in the centre of Newtownforbes. The overall site area is approx. 335m². The site is currently left unoccupied for a number of years. It had planning approved previously for the building to be converted into 2no 2-bedroom dwellings. However, it is now proposed to create a 1no 4-bedroom dwelling. The site is adjacent to the existing housing estate known as Woodview. The site is located in the centre of Newtownforbes, just off the junction at the traffic lights and enjoys good local connections to retail facilities and public transport linked to a number of nearby towns.

Project History

This site currently has planning permission under planning Ref PL 16/93. to convert a disused building (formerly a healthcare facility) to use as two no two-bedroom dwelling houses. The planning permission for this development was Granted on 02/08/2016 and it expires on expiry date 01/08/2021.

Design

The architectural form and design of the house has been conceived to maximise the potential of the site, to also blend and be integrated within the townscape identity and minimise any architectural impact.

The redesign of the development will provide for the following; 1 No. high quality, four-bedroom bungalow type dwelling house which will incorporate facilities to allow functional living for 2no wheelchair users with specific needs and their family members. There will be level access all around the site with a parking area to allow for simple egress to and from vehicles. The unit will have their own gate access at side heading to a private space to rear. The house has been thoroughly designed to meet the needs and requirements for wheelchair occupants.

Materials

The proposed development will be constructed with a small palette of good quality, robust and easily maintained materials. Masonry cavity wall will generally be rendered, colour finish to suit townscape pattern and reflect the character of the local area. Cavity walls will be constructed to a high standard to provide excellent thermal performance and minimise the running cost of the dwellings. Roofs will typically be covered with fibre cement slates. Windows and doors will be good quality uPVC frame with low thermal transmittance. Boundary walls will consist of rendered masonry walls at back and concrete footpath at front. Pavements and parking areas will be finished with tarmacadam.

Schedule

The proposal allows for 1 no. dwelling types as set out in the table below.

Item	Areas / numbers
Site Area	335m ²
Number of overall units 4 Bed, 6 person, 1 Storey	1 unit existing - redesign