Design, Access & Heritage Statement

Proposed Dwelling adjacent

to

‘Creeve’

The Mount

Barley



View of the site looking south

The Proposal

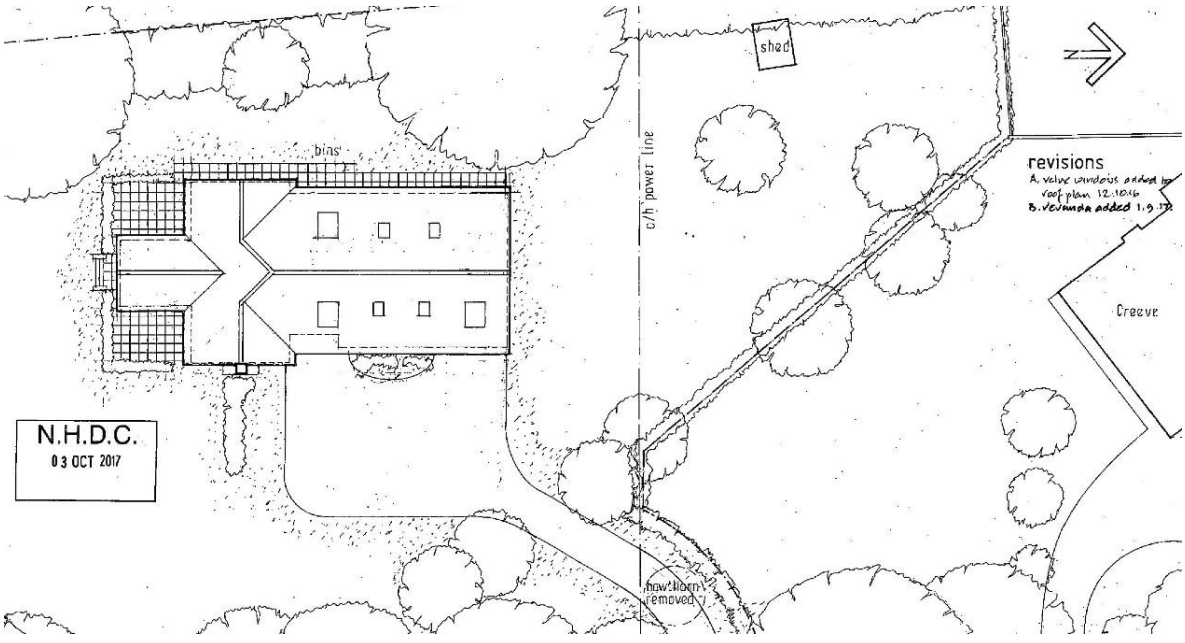
The proposal, is to construct an alternative design to the new dwelling previously approved in the grounds of 'Creeve', a two storey house with access from The Mount but with a road frontage both to The Mount and to Cambridge Road.

Background

The applicants have lived in Barley for over 38 years and will both be in their 70's this year. They have lived at Creeve for 21 years and their family has now left home. The site on which Creeve sits is approximately 1.43 acres (0.578 hectares) and would naturally divide into two plots, separated largely by a line of existing trees running diagonally across the site.

Pre-application advice was sought from the District Council and prepared by Richard Tiffin, (reference number 16/00599/1/PRE – 12th April 2016). The conclusion of this pre-application advice under the heading "Summary and Conclusions" states "Having considered the low-key nature of the proposal against the components on sustainability set out above, as both harm and benefit, (environmental, social and economic) I am, on balance, of the view that it would be difficult to conclude that a well-designed proposal would be likely to occasion significant or demonstrable harm when set in the balance against the benefit of delivering one dwelling. To reiterate, this view is predicated on an assumption that the design would be of a high standard appropriate to the location."

Since receipt of the Pre-application advice there have been two planning applications submitted and consequently approved under applications, 16/02400/1 and 17/02491/1NMA therefore acknowledging the principle of development in this location. As shown on the below plan extract.



Extract from approval 17/02491/1NMA Plan 1606:09B

The Site

The site of approximately 1.43 acres runs from north to south with the house “Creeve” tucked against the northern boundary. To the east is Cambridge Road and The Mount, to the south and west is relatively recently planted woodland on the Newsells estate. In addition to the off-site planting there is on-site planting of trees and hedges on the entire eastern and southern boundaries and on most of the western boundary. Additionally, as previously mentioned, there is a row of trees cutting diagonally across the site and it is proposed that this line of trees should largely form the boundary between Creeve to the north and the proposed new dwelling to the south. Apart from areas of cultivated garden close to Creeve the remainder of the site has been maintained as lawn and regularly mowed as part of the garden.



View of the site looking from ‘Creeve’ – note the diagonal line of trees



View looking back from diagonal line of trees towards 'Creeve'

The Proposed Dwelling

The proposed revised dwelling is considered to be more sympathetic to its location and by contrast to the currently approved dwelling (as seen in the below comparable extract) it is less obtrusive when making a comparison in terms of bulk and scale with a design that compliments its setting and location.



1:100 Comparable Flank Elevations

The proposed dwelling will be orientated north to south with the principal living rooms and kitchen looking south. Facing north there would be windows facing towards Creeve, which is well in excess of 60m away and is separated from the proposed dwelling by the existing diagonal line of trees across the site.

It is further proposed that the new dwelling should be constructed with a roof of plain clay tiles, rendered façade with a red brick plinth. Windows and doors will be stained hardwood all in keeping with the area.

The site slopes gently from north to south and it is proposed that the dwelling should be constructed level, cut into the ground at the northern end and built up slightly at the southern end, thereby reducing the impact even further than the previously approved dwelling.



FRONT ELEVATION



There is an overhead power cable running east to west across the site with the pole in the verge between the site and The Mount. It is understood that there is a requirement by UK Power Networks that there should be no building within a 5 metre distance from this power line. Because it is proposed to retain the majority of the existing trees, in order to take advantage of the spread of these trees the site for the new dwelling will be significantly farther south than required by the power line.

Landscaping

As previously mentioned, because of the diagonal line of trees across the site all four boundaries of the site of the proposed house will be well treed. It is not proposed to remove any of these trees with the exception of a small hawthorn and possibly a silver birch which will need to be removed in order to form the access drive.



Hawthorn to be removed

The access drive will be finished with bonded gravel and will open up in front of the west and north sides of the house to form an area to allow for parking for a number of cars and also enable cars to turn round so they can enter and leave the site in forward gear.

It is proposed that there should be additional planting and screening formed in the area to the north of the new dwelling, with the remainder of the site, apart from further shrub and tree screening, maintained as lawns as at present.

At present the site is bounded entirely by trees with very little in the way of fencing. For the most part this situation is proposed to continue with the exception of the new boundary between Creeve and the proposed dwelling. This boundary is proposed to run along the diagonal line of trees previously mentioned and will be formed of indigenous hedging (hawthorn/blackthorn, etc.) against a post and rail fence. As the hedge grows it will,

ultimately, envelop the fence. The remaining section of boundary with Creeve will run along the north-west boundary of the new entrance drive and will be treated in the same way.

Planning Policy

Whilst Creeve and the northern section of the existing garden area is shown within the development boundary on the 1996 District Local Plan it is noted that in the Draft Emerging Allocations dated July 2016 of the Local Development Scheme the whole of the site which currently forms the garden to Creeve, and part of which is now the subject of this application, is all within the settlement boundary.



View of the site from the south

Conservation Area and Listed Buildings

It is noted that the whole of the site is contained within the existing conservation area and that there is one Grade 2 listed building close by, notably The Mount House. The Mount House is not visible from Creeve, neither will the proposed dwelling be visible from The Mount House. It is considered, therefore, that the proposed dwelling has no impact on the listed building. Further, the form of the proposed dwelling and the sympathetic materials proposed for its construction will not detract from the conservation area. Because of the existing trees, which will all be retained, it is unlikely that the proposed dwelling will be visible from outside the site except during its early years when it will be visible from Creeve.

Access

Access to the site is taken from The Mount, away from its junction with Cambridge Road, providing good sight lines in both directions and is in the same location as previously approved under applications 16/02400/1 and 17/02491/1NMA with no objections from Highways.



Point of access from The Mount – note trees to right to be retained

Access to the site is level and the site slopes only gently from north to south, presenting no difficulties of access for the disabled. The proposed dwelling will be designed to meet the requirements of the disabled in respect of Part M of the building regulations.



Junction of Cambridge Road and The Mount