

251: Wymondley Road

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Design review 1

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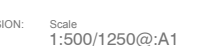
1.0 Summary

1.1 Site description and use

- This vacant land is located along Wymondley road alongside an agricultural field and adjacent to a cluster of existing dwellings
- The site is currently owned by the applicant

1.2 Summary description of the proposals:

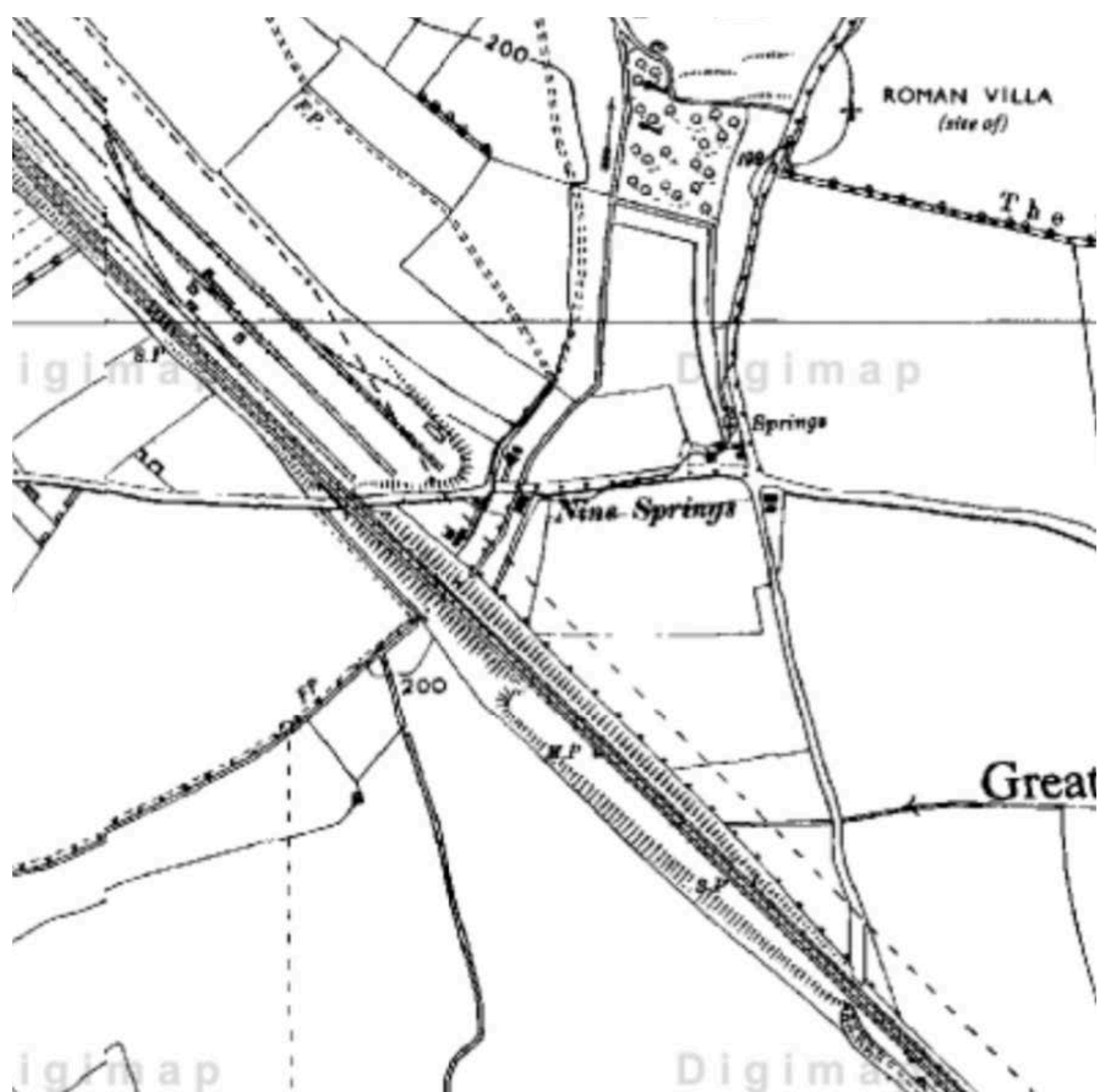
- Planning description : “Outline Permission for the site clearance, tree/hedge removals and erection of a new 218 m2 two storey detached environmentally sustainable dwelling with associated landscaping, boundary treatments new road access and crossover and associated new service connections”.
- It is recognised that this site requires an exemplary environmentally sustainable architectural response that is also linked in a substantial manner to the traditions of building within this particular rural context.







View looking south-west from Wymondley Road



View from the main road

4.3 Design strategy -
An inherent environmental response to the site.

The design proposals for this site should provide an exemplary response to the NHDC emerging local plan and addresses the following points directly:

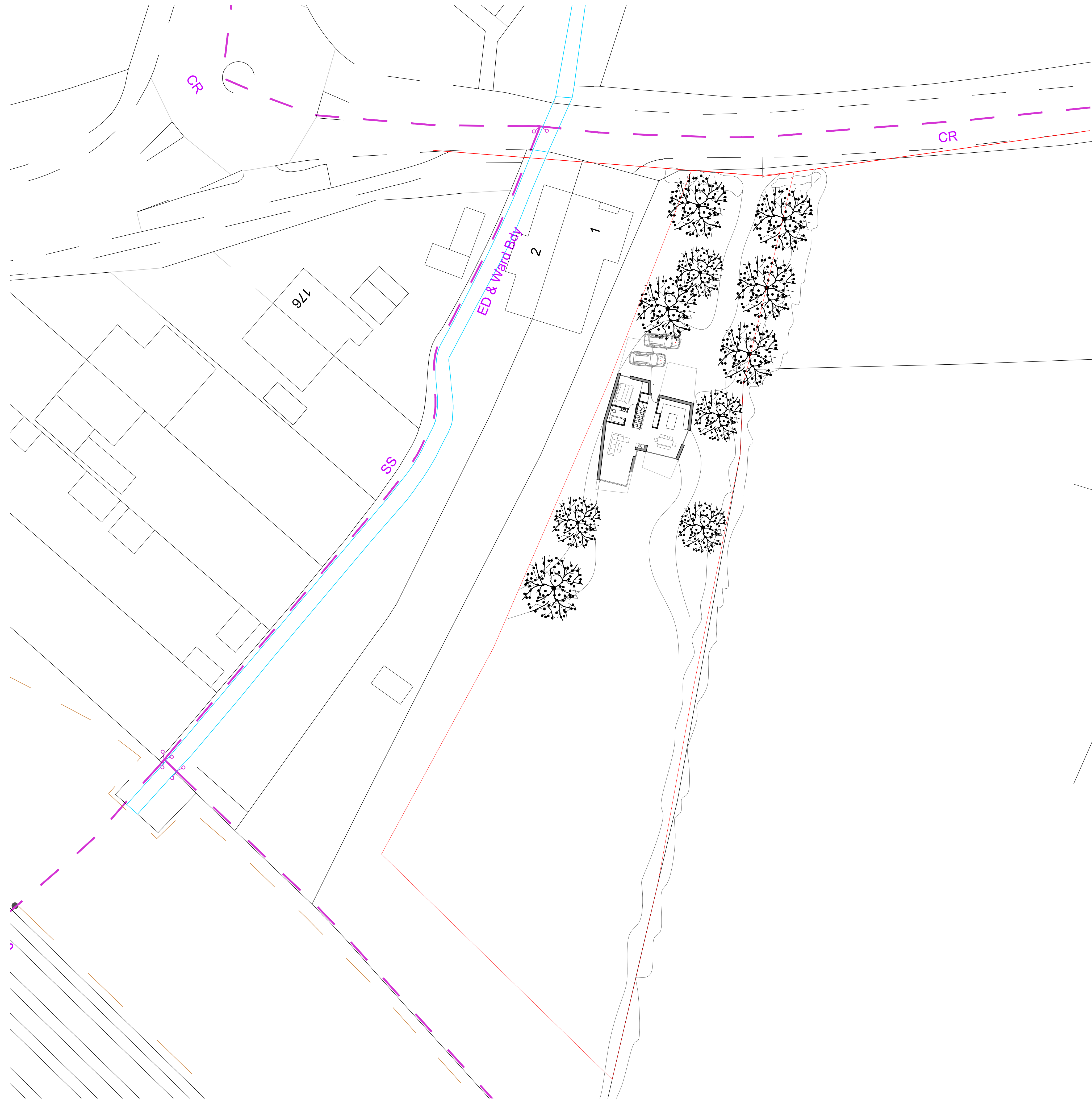
- SP9 – Design and sustainability
- HS5 - Accessible and adaptable housing
- D1 - Sustainable Design
- D3 – Protecting living conditions

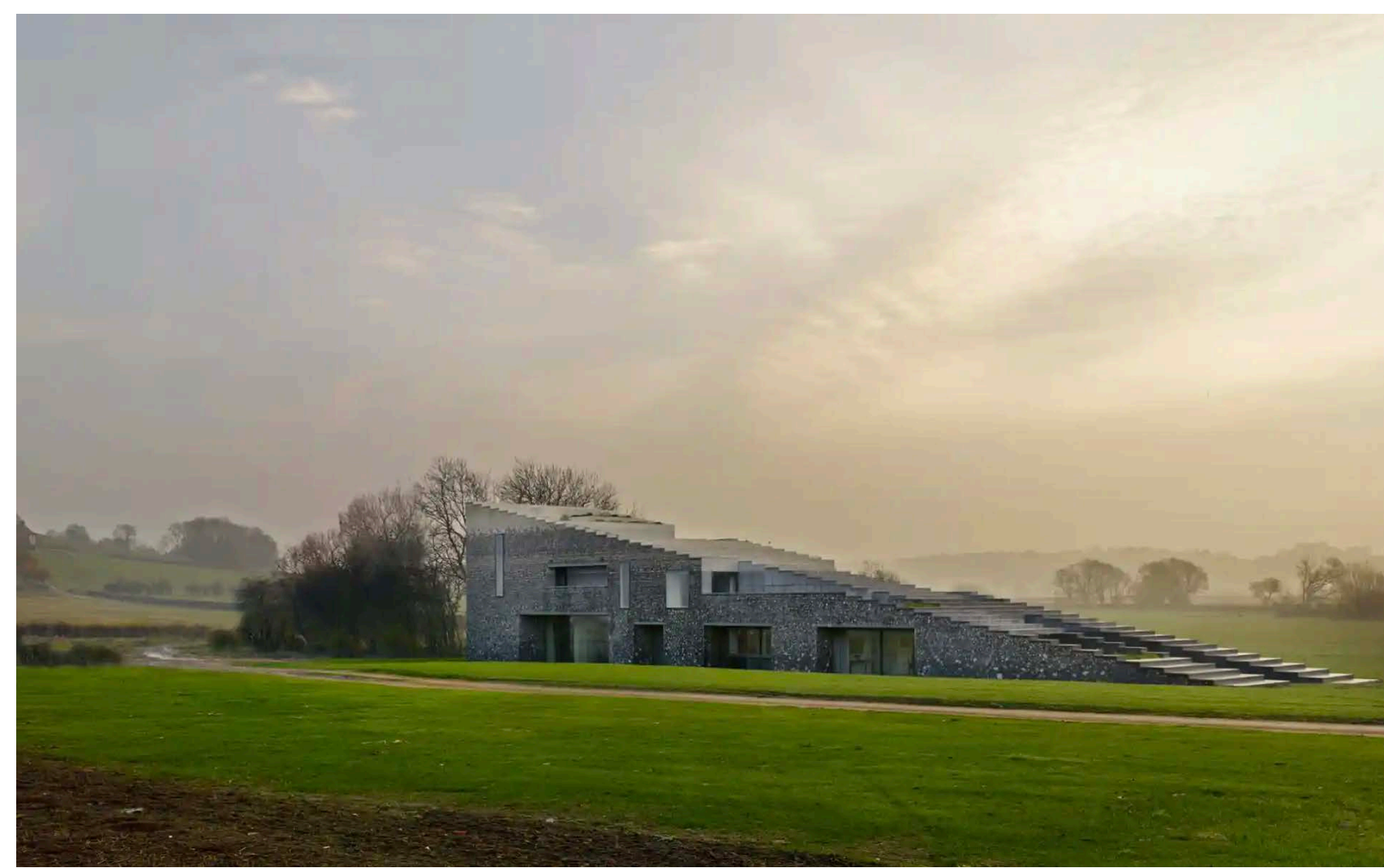
In order to justify a modern home within this rural location it is recognised that the building form and design should inherently embody the principles of a highly environmentally sustainable building and not simply reply upon added-on technologies to offset a lack of consideration within the design.

Embedded environmental principles
Both the site strategy, the building form and intended internal and external treatments were developed in relation to a series of key environmental principles:

- A large south-facing green roof
- A double height central circulation void, passive roof vents. low level vents at ground level.
- South/West facing living areas.
- East facing bedrooms, natural and applied shading
- A high thermal mass to the floors lightweight timber walls and roof, closed elevation to the north.

- A large roof pitch designed for water recycling facing west/north
- The majority of materials used should be recycled or recyclable. All timber used in the build should be is sustainably sourced.
- The modular form of the facade and gridded interior (set on 1.5m bays) would make the building suitable for off-site construction where construction waste and contamination can be kept to a minimum.
- This home should be 100% electric as a means to which means it can be powered by renewable energy. heating systems could included mechanical ventilation with heat recovery in conjunction with ground source heat pump using boreholes. Both systems could be supplemented by the Solar roof.





Precedent images, a low energy building defined by a long canopy catslide roof

5.0 Summary Evaluation: How the design principles respond to:

5.1 Impacts upon local amenity (light, overlooking and building use)

- As illustrated, the site strategy, roof form and internal planning of the dwelling avoids over-looking to the adjacent neighbours, and falls within the 25 degree daylighting test specified by the BRE.
- The use is complementary with the adjacent residential uses, with bedrooms on the opposite elevation from the existing properties and living areas primarily orientated toward the rear garden area.

5.2 Mitigation of impacts upon the existing setting

- The building is set back to align with the existing building line and is offset from the boundaries at either side. The rear of the property extends beyond the rear building line of the existing properties but principal living spaces are stepped toward the south with a lightweight winter garden as a buffer to nr 09.

5.3 Local landscape and Ecology - Impacts upon the environmental setting, trees, hedges and habitat

- As illustrated by the proposed site plan (see 4.4) the building aims to be outwith the line of the existing tree RPA.
- Pruning may be required to the existing trees as part of the construction and maintenance of the site.
- A number of trees and hedges require removal in order to create the new vehicular access. This access is located at the northern-most part of the site a means to reduce the impact on the mature trees along the boundaries.
- No information is available and studies have not been undertaken regarding the presence of protected species. NHDC to advise on the conditions or reserved matters that will be applied in this regard.

5.4 Access, Vehicular and inclusive access and parking.

- The proposed finished floor levels will be a reserved matter and subject to confirmation following geotechnical studies, however the property can be fully accessible from external ground level.
- The internal planning of the property incorporates corridors that are suitable for wheelchair access, an accessible bathroom and potential for the installation of a future platform lift if required.
- The integrated garage space aims to reduce the visual impact of vehicles, with the primary aspect of the property from the road being the gable and facade. Two additional spaces are available at the front of the property.

5.5 Waste

- Bin storage will be integrated into the building facade as a means to reduce the need for ancillary structures, encourage organised waste management and preserve the setting of the property.

5.6 Flood risk and contamination issues.

- Preliminary information from the environment agency indicate that the site is within flood zone 1. This is subject to further study and development.
- No information is available regarding the former use of the site, historic maps do not illustrate the presence of other former structures or storage uses NHDC to advise based on council land datasets. Local searches utilising NHDC data, and historic mapping does not indicate that the existing land had a former industrial or extraction use, or the storage of fuels. NHDC are to advise what reserved matters / conditions are to be proposed in this regard.
- Radon maps do not illustrate the presence of elevated levels within the area.

5.7 Archaeology

- The site is close to areas of recent archaeological discoveries and significance. NHDC are to advise what reserved matters / conditions are to be proposed in this regard.

