

Design & Access Statement

Proposed Demolition of Existing Dwelling &
Erection of a Replacement Dwelling
Glencairn, Main Street- Sturton.



Proposed demolition and erection of a replacement
Dwelling Glencairn, Main Street- Sturton.

Project Title:	Proposed Demolition of Existing Dwelling & Erection of a Replacement Dwelling, Glencairn, Main Street, Sturton.
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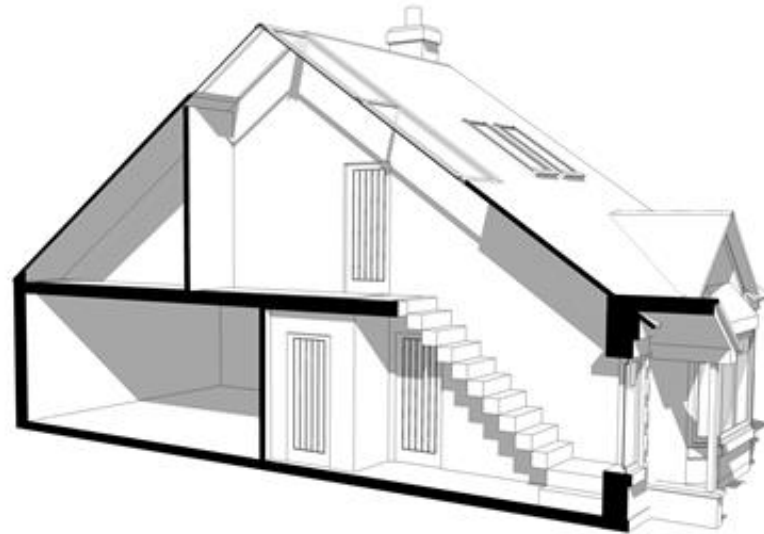
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Site Assessment & Analysis:

The site is located outside of the settlement boundary of Scawby and lies in the small hamlet of Sturton.

Main Street is home to several dwellings, some post war some dating back to C18.

The site is largely level and has some semi- mature trees to its frontage with the highway.

The site is bounded by low stone walls as indicated on the enclosed plans and has the benefit of two access points from Main Street to the North.

A dwelling 'Glencairn' currently occupies the site along with a detached garage to the East and a further detached ancillary building to the West.

The existing dwelling is largely rendered with plastic windows beneath a concrete tiled roof.

The existing dwelling benefits from a mains drainage connection and connection to all major services.

The proposal is to demolish the existing dwelling along with the ancillary building to the West and erect a replacement dwelling as detailed herein.

Site Constraints/ Opportunities:

Any resulting design should be respectful of its surroundings.

Of importance is the siting of a Listed Building on the Northern side of Main Street, located opposite the site of this application. Consideration is given to the potential effect of this proposal on that Listed Building & it's setting under the heading 'Heritage Statement' in this document.

When considering the potential to develop the site, one of the stand out points is that the existing building is oriented North- South in terms of its ridge line whilst all others along the street (including the Listed Building) are oriented East- West.

A further opportunity exists to create a design which takes full advantage of the vistas and obvious Southern exposure of the site in harnessing new sustainable technologies.

Integration of these technologies (in terms of appropriate roof pitches & orientation) at the design stage ensures optimum output for the end user.

A more sympathetic palette of materials could be used to further enhance the design & help integration in to the street scene.

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National Planning Policy:

The National Planning Policy Framework (NPPF) must be considered as a 'material consideration' in the determination of planning applications.

A presumption in favour of sustainable development is embodied by the NPPF, being seen as "...a golden thread running through both plan making and decision- taking" (para 14).

Paragraph 197 states that in "assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development".

Local Plan Policies:

This application will be measured against local policies appearing in both the 'Local Plan' and the Core Strategy.

Due to its location outside of the settlement boundary, the application site is considered to be in 'open countryside'.

The key Local Plan policy here is RD10 (Replacement, alteration and extensions to dwellings in the Open Countryside). This policy prescribes that any replacement dwelling should not exceed the volume of the original dwelling by more than 20%, not substantially higher in elevation and respects its position in the locality in terms of design and potential loss of amenity.

For information purposes the existing dwelling has a volume of 695 cubic meters with a ridge height of 6.1 meters.

The proposal detailed here has a volume of 815 cubic meters. This represents an increase of 119 cubic meters (17.2%). The proposed ridge height sits at 7.2 meters, an increase of 1.1 meters.

It is considered that these proportions adhere to this guidance.

The proposed siting of the dwelling ensures that amenity is preserved for all with windows facing front & back at first floor level.



Looking South into the site (Existing Dwelling)

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Use:

The use proposed for the dwelling is purely residential.

Design & Appearance:

Whilst satisfying the site constraints the intention is to design a dwelling which caters for the clients requirements and makes its own subtle statement.

A 'room in the roof' bungalow is proposed which uses dormer windows at first floor level thus keeping the resulting ridge height down.

Detailing is proposed that will ensure subtle integration into the street scene. The use of brick quoins, dentilation at eaves and verges, segmental arches and stone sills all add to the traditionally styled vernacular.

Sympathetic materials are proposed for elevations, including coursed Limestone & reclaimed bricks. The design has the potential to harness passive solar power through the inclusion of two brise soliel to the Southern elevation sited above large openings to the dwelling. This will ensure that a shading effect is felt in these spaces when the sun is high in the sky but during the cooler months when the sun is low the glazed areas will benefit from the sun warming the glass and radiating into these living spaces.

The roof pitch and orientation is designed for active solar technologies such as PV panels. Potentially coupled with underfloor heating and an air source heat pump this dwelling has a definite 'sustainable' approach to energy consumption.

A glazed portion to the roof (above the stairwell and first floor landing) ensures that the first floor circulation area is flooded with light. This has the result of reducing the visual massing and 'bulk' of the design on the front elevation and itself serves as a feature in this respect.

In all, a sensitive but characterful design is proposed which will be an addition to the street scene in this area.

Heritage Statement:

The National Planning Policy Framework (NPPF) states at paragraph 128 that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

First listed on 6th January 1987 Home Farmhouse is located on the Northern side of Main Street opposite the plot which is the subject of this application.

The listing entry is set out as below;

Farmhouse. Late C18 with earlier origins to rear wing, C19 alterations and additions. Red brick in Flemish bond; coursed limestone rubble with brick dressings to rear wing and outshuts. Pantile roofs. L-shaped on plan: 2- room central entrance-hall south front with 2-room kitchen wing to rear right, adjoining outhouse range to rear, and outshuts in angle. 2 storeys, 3 bays; symmetrical. Projecting C18 flat-roofed porch with fluted Doric pilasters carrying plain entablature, moulded cornice and hood; C20 half- glazed panelled door and fluted surround beneath original re-set radial

fanlight. C19 flat-roofed canted ground-floor bay window to left with pilasters, plain entablature and 4-pane sash to front. 4-pane sash to right in flush wooden architrave with sill and stucco cambered arch. First floor: similar 4-pane sashes with narrower window to centre. Moulded wooden eaves cornice. Hipped roof. End stacks. Right return: French windows beneath overlight with Gothick glazing. Left return: single-light and 2-light sashes with glazing bars in flush wooden architraves beneath rubbed brick cambered arches. Rear range has hung and sliding sashes with glazing bars, attic sliding sash to gable-end with leaded lights. Interior: beaded-panel window shutters and doors in architraves, moulded cornices.

As addressed under the ‘Design & Appearance’ heading, consideration is given to the context of the site.

The listed buildings ridge runs from East to West. This means that the existing dwelling on the site ‘Glencairn’ is at odds with this orientation. The replacement dwelling seeks to put this right whilst using more sympathetic materials than the rendered elevation that currently faces the highway (& listed building).

It is the setting of the listed building which could potentially be affected by the proposal. Due to this, the existing building line is to be respected with regards to the siting of the new proposal.

Massing is kept low with a 'room in the roof' arrangement for the proposed dwelling. Subtle architectural details such as dentilation at eaves & verges, brick quoins and segmental arches will help keep the proposal grounded and subservient to the Listed Building.

With good design & siting we are able to ensure that the proposal does not negatively affect the character of the listed building or its setting. Whilst this is the case the proposal does seek to integrate respectfully into the street scene and make a subtle statement of its own.



View from Main Street towards 'Home Farmhouse'

Access & Landscaping:

Access & landscaping remain largely unchanged at this point.

Access and egress with regards to the site is possible in a forward gear thus minimising the potential to create disturbance to neighbouring properties. Good parking and turning facilities are currently available on site, this application does not seek to alter this arrangement.

Good design will ensure that disabled access is available into the proposed dwelling.

The potential for access for the emergency services is not affected by this proposal.



Listed Building (outlined red), opposite site (also bounded red).

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Summation:

Pre application consultation has taken place with Senior Planning Officer, Scott Jackson at the Local Planning Authority.

The officer is supportive subject to the sensitive design in respect of the Listed Building located opposite and a proposal which fits within the dimensional limitations offered by Local Plan Policy RDE10.

It is believed that this proposal fits all of the policy advice offered and in turn offers a design which will be a suitable addition to the street scene here.

With respect it is hoped that planning is forthcoming for this proposal.

Mr. M Flynn.

February 2015

