

PHASE Design & Access **Architecture** Statement

PROJECT ADDRESS: Land to Rear of 14 Greenhill Road, Haxey, DN9 2JE

PROJECT OVERVIEW: Application for full planning permission to Land to the Rear of No.14 Greenhill Road.

DATE: 25/07/2022

REV: 0



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1.0 Introduction

This Design & Access Statement for the full plans application seeks to give greater detail into the proposal. The subject is land to the rear of 14 Greenhill road. It must be stressed from the outset that this application is closely linked to application PA/2022/1021 which sets-out the intention behind the restoration of the Grade 2 listed 14 Greenhill. This application for 2Nr properties to the rear of 14 Greenhill provides the enabling funds in order to conduct the works outlined in PA/2022/1021.

2.0 Existing Site

2.1 Location:

No.14 is a Grade II listed building that is in desperate need of renovation. The land to the rear is an unusual shape and does not effectively serve the existing cottage. This land is proposed to be split from the existing property and utilised for 2Nr dwellings.



2.2 Existing Architectural Vernacular

Haxey is a village dating back to the 12th century, with spurts of growth occurring in the late 19th century and mid 1970's. These periods of growth have produced a village with a mixture of traditional red brick and pantile farm settlements with associated out-buildings with symmetrical Georgian style housing, contrasted with typical minimalist 1970's public housing.

There is no president for faced treatments due to the variety, including; red / buff brick, stone, render, painted brick, clay pantiles, concrete pantiles, double camber clay tiles slate roofs and concrete tiles.



3.0 Design

3.1 Justification for the Proposal

It is imperative for assets such as No.14 Greenhill Road to be maintained and preserved, but this can only be done with significant investment as listed buildings begin to age. Those with the available capital to both purchase the listed asset and conduct the required works without the need for an indirect funding stream are few and far between. Whilst my client had a contingency for restorative works, following the structural survey, the scope of works dramatically increased.

This application seeks to provide 2Nr high quality properties of interesting architectural design that draws inspiration from the material palette proposed to No.14, giving the site a sense of continuity. The dwellings and the amenity space provided around them are in keeping with properties in the vicinity and reflect the larger style detached nature of this side of Haxey.

As can be seen from the site location plan, development away from the road and in gardens has become common place.

3.2 General overview and use of the proposed development



The two dwellings are to be situated to the rear of No.14. Fortunately, due to the shape of the site and neighbouring properties, only part of 1 dwelling can be seen from the road. The dwellings are mirrored across from each other and are of the same design. Parking and circulation space is generous with side and rear gardens provided to both plots. It must be noted that the new parking standards of 3.0m x 5.5m spaces are shown on this plan.

The access into site is an existing access and does not detract from the use of the existing No.14.

3.3 Scale

The scale of the properties has been carefully considered to ensure that the plots do not appear overly large when compared to adjacent properties or when considered on its own merit. When viewing the site plan, it must be remembered that the double garage forms part of this massing.

The properties are 4-bedroomed, each with its own en-suite. The layout of the plots is intended for use by 21st century families responding to greater demand for large open spaces with a greater number of wet rooms. Priority has been given to the master bedroom in terms of amenity space and service provision, but all bedrooms are double and well appointed.

3.4 Appearance



Incredible attention to detail has been afforded to both plots, featuring façade treatments inspired from the locality and No.14 itself. The elevations feature both stepped rooflines to mitigate any overbearing impact on adjacent properties

The material palette, although at first glance appears varied, ties together to provide contrasting colours and textures leading the viewer to believe the properties have been constructed and amended over time, as No.14 has been.

The charred black cladding which is becoming increasingly prevalent on larger rural dwellings and can be seen in neighbouring villages. The proposed brick is a tumbled weathered effect red brick, which does take a detour away from the imperial hard-faced brickwork that fronts No.14, but the overall intention of the two properties is to appear subservient to the listed building. The use of a brick that would be more closely associated to a barn is a step in that direction.

The pantiles are a single camber effect weathered pantile that achieves the aesthetic of which is sensitive to No.14, but benefits from the performance of being double camber and interlocking.

3.5 Landscaping / Boundaries

The roadway & parking areas are to be constructed using Tegula Harvest block pavers, gardens are to be turfed, boundary treatments between properties is to be a horizontally clad cedar panel.

3.6 Impact on Residential Amenity

The vast majority of the site is not visible from Greenhill road. This mitigates the impact on the visual amenity of local residents. We are not in danger of preventing sunlight or blocking views to any surrounding properties. The addition of 2Nr properties to Greenhill Road is not considered detrimental to the overall highways loading.

4.0 Access

4.1 Pedestrian and Vehicular Access / Entrances

Pedestrian and vehicular access from Greenhills road, as shown on the site plan.

4.3 Refuse

Bins will be collected from a bin store located at the head of the proposed access.

4.4 Drainage

New foul services are to be ran to 14 Greenhill road, CCTV surveys will be carried out prior to connection. Surface water is to be disposed of via a SuDs system.

5.0 The National Planning Policy Framework (NPPF)

5.1 Relevant Core Planning Principles

While all core planning principles are relevant, below are the most relevant extracts to this development that we believe to satisfy wholly.

Section 12 paragraph 124 states *'The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process'*.

Section 5 paragraph 61 states *'Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers 25, people who rent their homes and people wishing to commission or build their own homes'*