

DESIGN AND ACCESS STATEMENT



KESTREL, HALLOUGHTON, NOTTINGHAMSHIRE, NG25 0Qp

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1. Introduction

This Design & Access statement accompanies a Householder Planning Application to erect a detached Double Garage with Home Office, and the creation of a new Bedroom with En-Suite within the existing Garage space, at Kestrel, Halloughton, Nottinghamshire, NG25 0QP.

It has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).

2. Planning Validation

The proposals have reference to and comply with National and Local Authority policies;

Core Strategy (Adopted March 2019)

- Core Policy 9 – Sustainable Design
- Core Policy 10 – Climate Change
- Core Policy 14 – Historic Environment

Allocations and Development Management DPD (July 2013)

- DM5 – Design
- DM9 – Protecting and Enhancing the Historic Environment
- DM12 – Presumption in favour of Sustainable Development

- Halloughton Conservation Area Map

- **Community Plan**
- **Southwell District Management Plan**
- **Nottinghamshire's Sustainable Community Strategy 2010-2020**
- **Landscape Character Assessment**

National Planning Policy Framework

- 2 – Achieving Sustainable Development
- 11 – Making Effective Use of Land
- 12- Achieving Well Designed Places
- 16 – Conserving and Enhancing the Historic Environment

Previous Planning Approvals

EXP/00189/17 – Permitted Development Exemption Application (approved 17/08/17)

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3. Location

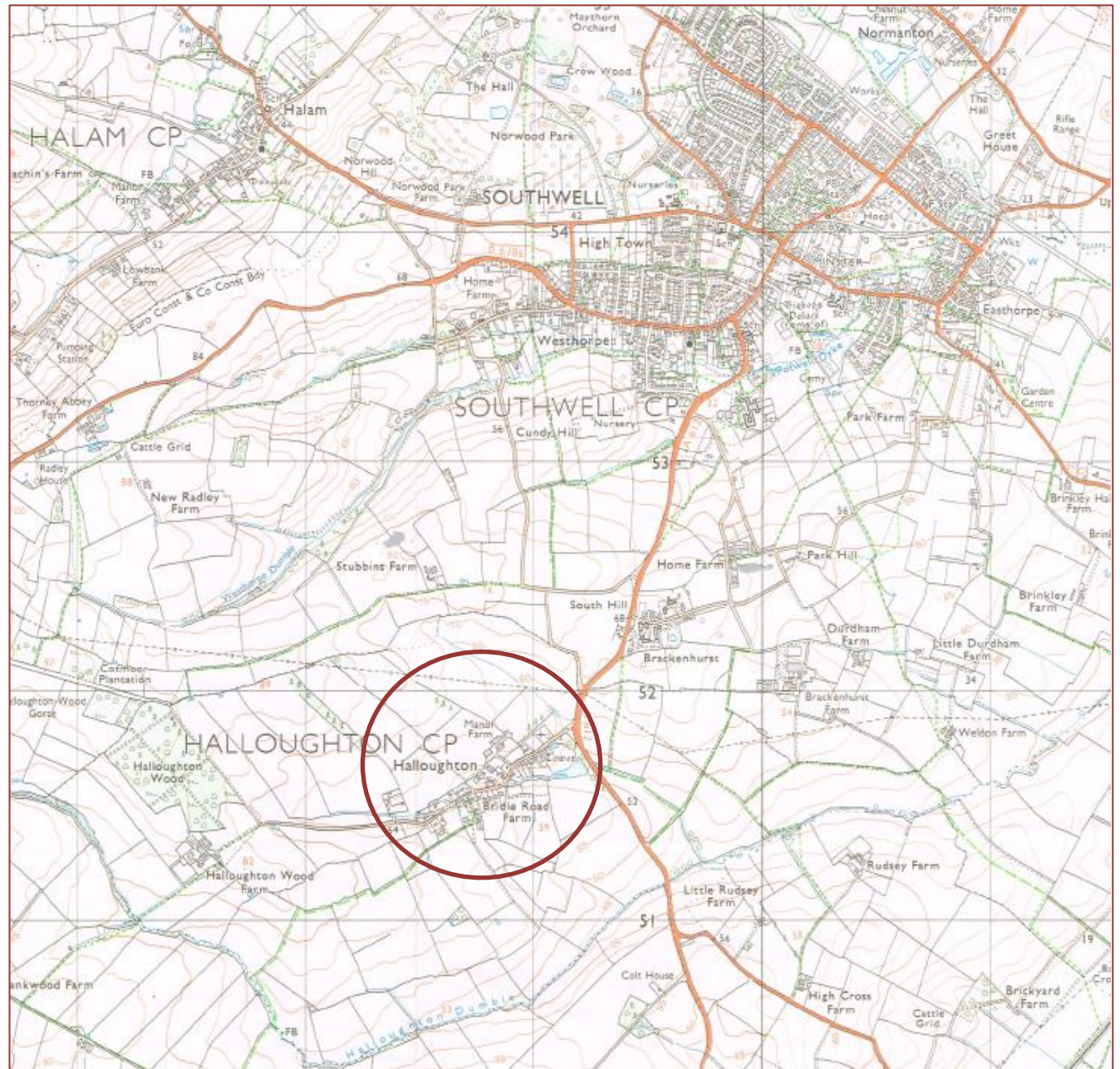
Halloughton is approximately 3km south of Southwell, Nottinghamshire.

Halloughton is situated adjacent the A612 Highcross Hill and has an adopted, no through-road access.

The proposed development site is situated within the Conservation Area, in the centre of Halloughton.

The area is designated as Open Countryside with a Landscape Character Policy designation of Conserve and Re-inforce and within the Southwell Area of the District.

The proposed development is located within Flood Zone 1 and outside of the Green Belt.



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4. Site Assessment

4.1 Settlement and Character

The site is situated within the Halloughton Conservation area. (A Heritage Statement is submitted to accompany this Application).

There is a varied mix of residential dwellings and styles along side working farms with barns, outbuildings and garages.

4.2 Topography

The pattern of development is linear, with development spurs from the main access road throughout the village. The surrounding area is rural in nature, with an identified and protected area of Ancient Woodland to the north-west of the development site.

The site is largely level, with a steep fall from the driveway down to the public highway.

4.3 Use

The land comprises a residential property known as Kestrel, a detached bungalow of brick and tile construction. The driveway abuts the main access road through the village and the dwelling itself is situated in the middle of the plot with a substantial garden that encompasses all sides of the dwelling. There is existing vehicular and pedestrian access.

Foul and surface water drainage is existing and in use.



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5. Design Parameters and Concepts

5.1 Proposals

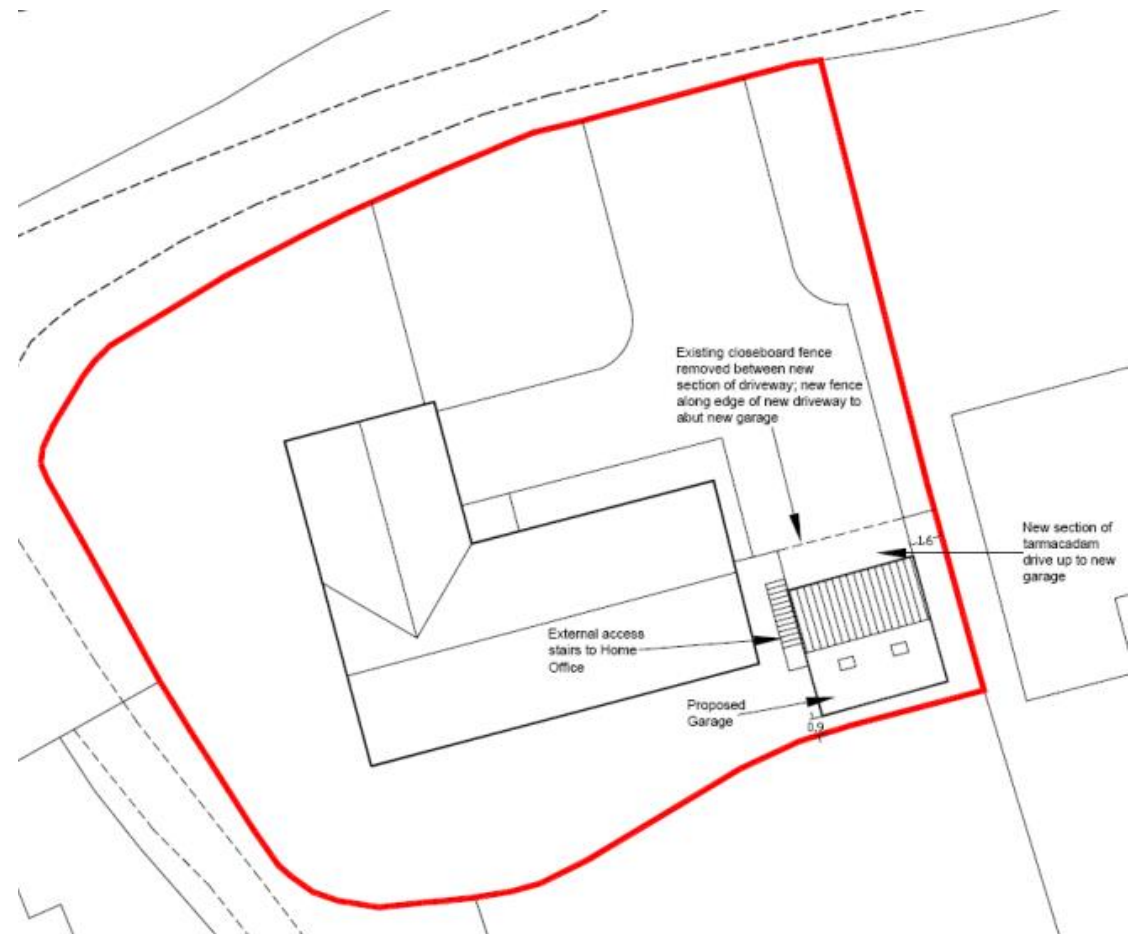
The proposed detached garage is to be located within the existing residential curtilage to the south east corner of the site, as indicated on the site plan.

The existing attached garage will be converted into an additional bedroom, with En-Suite bathroom.

5.2 Layout

The proposed garage is orientated to front the main road, set 1 m from the southern boundary and 1.6m from the eastern boundary. The existing garage door & window that are being replaced by larger openings are set within the existing dwelling footprint, and will not impact neighbouring properties.

The position of the garage does not permit overlooking by the neighbouring property to the east, due to the well-defined hedge that currently forms the boundary. This will be unaffected by the proposals.



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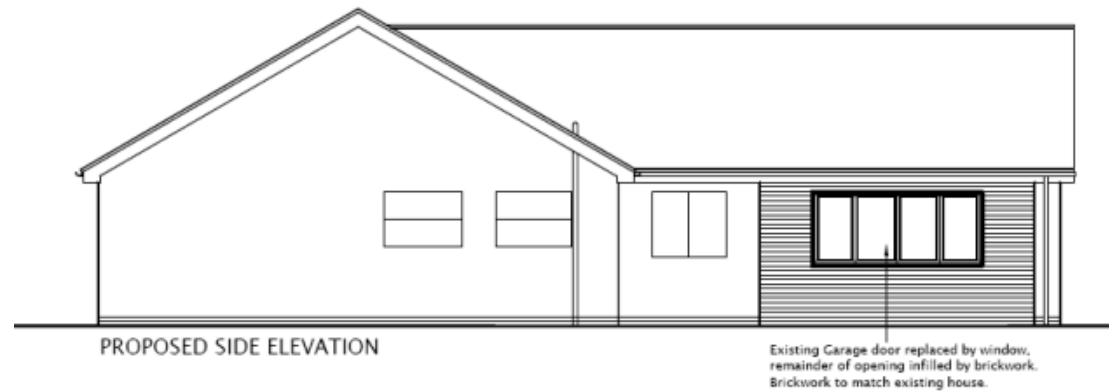
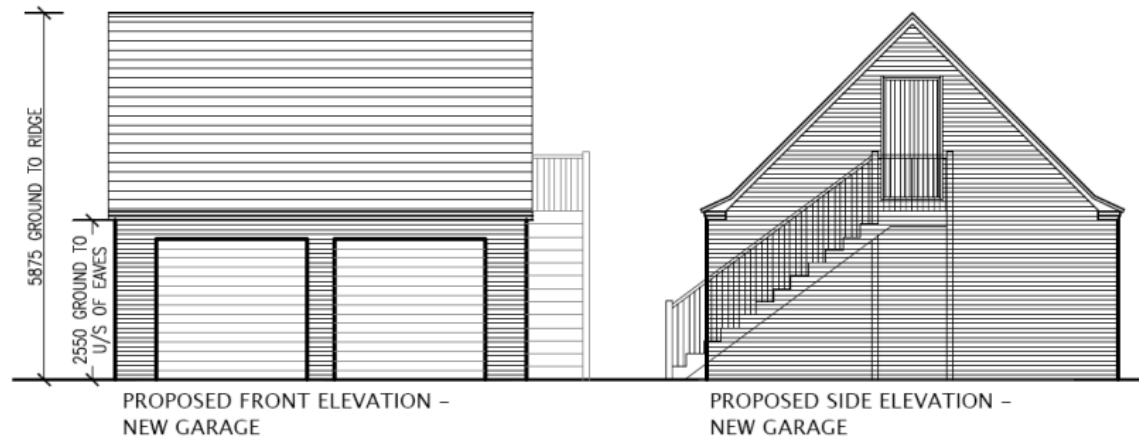
5.3 Scale and Appearance

The materials for the proposed garage will be red brick with grey roof tiles, to match the existing dwelling.

The proposed garage is 2.55m to eaves, 5.88m to roof and will have a roof pitch of 45°, to allow for sufficient roof space to accommodate the Home Office whilst not being overbearing on the neighbouring property to the east.

The proposed works to the existing garage to accommodate the new Bedroom and En-Suite will include the replacement of the existing garage door and window with new frames, the colour of which will be white to match the existing dwelling windows. The garage door will be replaced by a new cream coloured four paned window, designed to mirror the opening to the Bedroom that faces the front of the plot curtilage.

Due to the location of these openings, residential amenity will not be affected by the altered openings.



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5.4 Access

The access to Kestrel is existing, adjacent the carriageway and provides egress on to the unclassified, adopted spine road through the village which is restricted to 30 mph.

The proposed garage is set back from the highway and will gain access through the existing driveway. The proposals will not affect existing access arrangements.

Pedestrian access is onto the carriageway adjacent the property. This is a single-track, speed restricted (30mph) unclassified, adopted no through road. The nature of the carriageway provides a relatively safe pedestrian environment as can be demonstrated by residents through daily use.

The existing road through the village has intermittent vehicle passing areas along the route towards the A612 which also provide pedestrian refuge.

As the proposed garage will be replacing the existing garage that is being converted, the current vehicular movements and noise pollution will remain unchanged.

5.5 Sustainability

Neighbourhood facilities and active travel are available from Halloughton.

Halloughton is a small, rural village with access to public transport (bus stop) where the main thoroughfare joins the A612, approximately 850m from the proposed development. Bus service to Nottingham is approximately two buses per hour, with access into Southwell providing regular onward connections to Mansfield and Newark.

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Approximately 3km to the north is Southwell, designated a principal settlement within the Local Authority development framework, which has excellent access to nursery, primary, secondary and further education, doctors, dentists, shops, churches, leisure activities, recycling, public transport and cycling networks.

To the south, along the A612 there are villages of Thurgarton, Bleasby, Lowdham, Burton Joyce and latterly the fringes of Gedling and Nottingham City; all of which have local facilities providing social interaction between communities.

Employment opportunities are available at Brackenhurst (NTU) which is within walking distance of the proposed dwelling and at Southwell and Newark which can reasonably be considered accessible by bicycle. Train services to Newark and Nottingham can be found at Bleasby and Fiskerton stations, which are 3.3km and 6.2km away respectively. Both these stations have bicycle storage facilities.

There are a series of public footpaths from Halloughton linking to south across Halloughton Dumble to Thurgarton, and north to Southwell via Brackenhurst which affords views towards Southwell Minster.

The local Church, St James is used as a community space, providing an area for Parish Council meetings and other village activities creating and promoting social interaction.

The property is located within Flood Zone 1 and the proposals do not create or increase the risk of flooding to surrounding properties or the public realm.

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6. Conclusion

- The proposed detached garage will have minimal visual impact on the adjacent property due to the well-defined boundary.
- The proposed conversion of the existing garage will allow for the creation of an additional bedroom, ensuring that the occupants can increase living space without having to extend the existing footprint or move to another property, keeping them within the Village.
- The proposals do not impact on the character or setting of conservation area and adjacent heritage assets and are in keeping with the historical built environment in terms of style and finish.

Bibliography

*Local Development Framework
Newark and Sherwood Sub-area Report 2014
The Southwell Neighbourhood Plan
DEFRA National Rural Proofing Guidelines 2013
Nottinghamshire Insight Mapping
National Library of Scotland
UWE Bristol (H Barton, M Horswell, P Millar)*