

Subdivision of existing plot and erection of a self-build dwelling

Land adjacent to 13 Lime Avenue, Camberley



DESIGN & ACCESS STATEMENT | MARCH 2021



LEAD CONSULTANT, DESIGN + PLANNING

PREPARED BY



ECOLOGY



Arboricultural



SITE SURVEY



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This Design and Access and Statement supports the outline planning application for “subdivision of plot and erection of a self build dwelling” at Land adjacent to 13 Lime Avenue, Camberley



1 | Introduction

WHO ARE WE?

MDP is a Planning consultancy and development practice that specialises in design-led residential schemes. MDP have 15+ years experience in town planning from annexes to developments of 2-100 units. The practice's design ethos is to select good sites and present robust schemes that are sensitive to their context. Based out of Oxfordshire, the practice has established good working relationships with the Local Authorities in the area. This has been key to a good track record in gaining planning approvals on behalf of clients.

Design & Access Statements are intended to achieve the following goals:

- Establish key visions
- Demonstrate dismissed alternatives
- **Illustrate the proposed scheme and why it's appropriate for the site**

The statement seeks to identify opportunities to enhance the site and draw attention to the relationship to the surroundings.

According to Planning Policy Guidance Paragraph (14-031-20140306) a DAS should serve three purposes:

CONTEXT

A DAS statement must demonstrate the steps taken to appraise the context of the proposed development, since it is important to the eventual design that an applicant should understand the context and use this understanding to design the scheme. To gain a good understanding of context and use it appropriately, applicants should follow a design process which includes assessment, involvement and evaluation as well as design.

ACCESS

A DAS statement should explain the approach to access, including a description of any Local Highway Authority (LHA) consultation or research undertaken in relation to access issues and how the outcome of this advice has influenced the proposals. Access also refers to accessibility and for this reason an illustrative layout has been included.

DESIGN PRINCIPLES AND CONCEPTS

A DAS should explain the design principles and concepts that have been applied to particular aspects of the proposal. The statement should explain and justify the amount of development proposed for each use, its distribution across the **site, how it relates to the site's surroundings and how accessibility to, and between, all parts of the development have been maximised** (continued on next page).



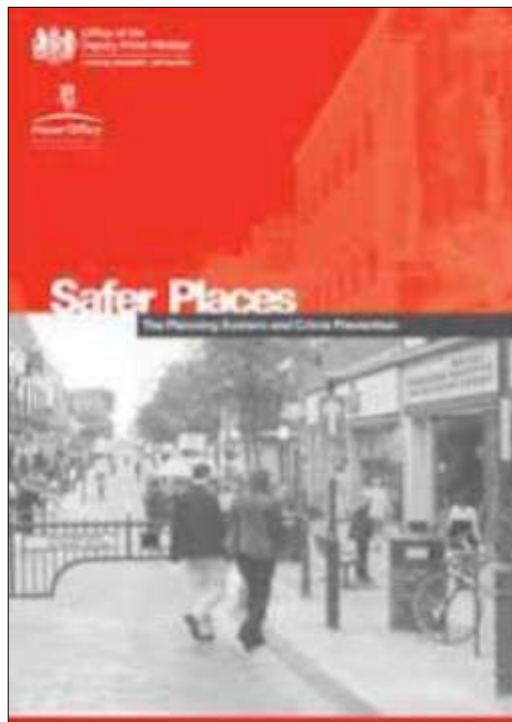
1 | Introduction



Throughout the design process a number of well-established design principles, which have been applied, provide the basis for good design, many of these are echoed in the Surrey Heath Borough Council Residential Design Guide 2017.

These principles are the basis for successful place making and for this reason, the emerging design proposals have had regard to the principles and design guidance set out in the following documents:

- By Design: Urban design in the planning system towards better practice
- Delivering Quality Places: Urban Design Compendium 2
- Safer Places: The planning system and crime prevention (“By Design”)
- Manual for Streets (Versions 1 and 2, 2010)



In particular, the design has been informed by the following general principles, as well as the more detailed guidance from local sources:

- Character: A place should have its own identity.
- Continuity and enclosure: Public and private spaces should be clearly distinguished.
- Quality of the public realm: A place should have attractive and successful outdoor areas.
- Ease of movement: A place should be easy to get to and move through.
- Legibility A place should have a clear image and be easy to understand.
- Adaptability: A place should be able to change easily.
- Diversity: A place should have variety and choice.

2 | Planning Policy

The starting point to determine any planning application according to Section 38(6) of the Planning and Compulsory Purchase Act 2004 is the Local Plan.

This is also found at Paragraph 2 of the National Planning Policy Framework (NPPF).

Paragraph 59 of the NPPF states that local planning authorities should *'boost significantly'* the supply of housing and ensure the objectively assessed needs for market and affordable housing are met in full.

Paragraph 10 says that planning applications should be considered in the context of a presumption in favour of sustainable develop-

ment.

Chapter 12 promotes good design of the built environment which is seen as a key aspect of sustainable development. Part of this is to promote or reinforce local distinctiveness.

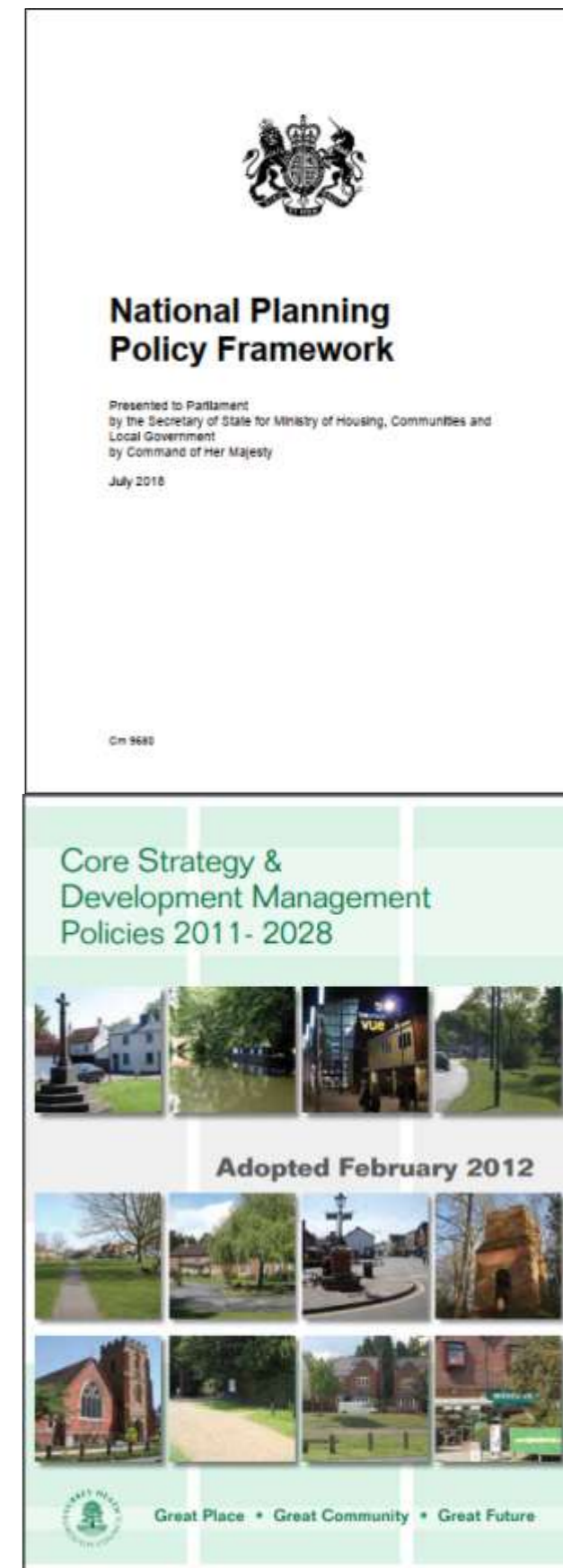
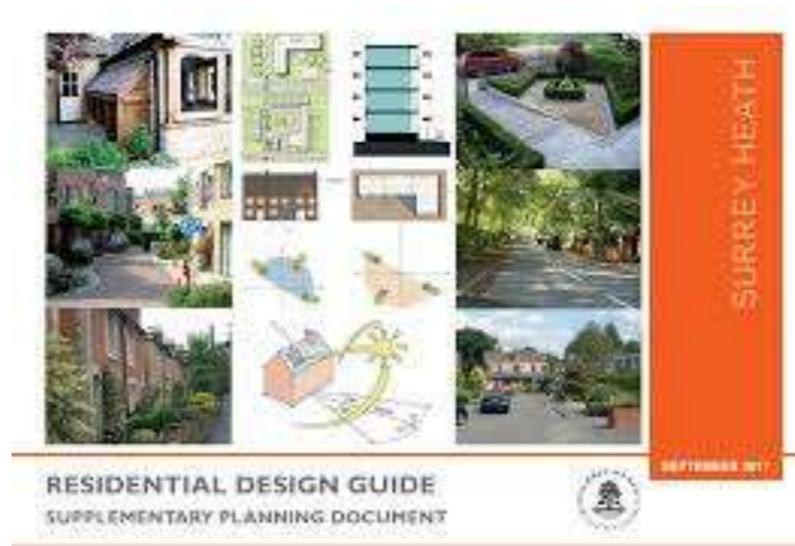
Paragraph 10 expects that local planning authorities should approach decision-taking in a positive way and they should seek to approve applications that improve the economic, social and environmental conditions of the area.

Paragraph 78 states: *"Planning policies should identify opportunities for villages to grow and thrive, especially where this will support*

local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

The Self build and Custom House Building Act 2015 states that the **"right to build"** must be taken in to account when reaching decisions on planning applications.

Planning Policy matters are discussed in greater detail in the enclosed Planning Statement.



3 | Site Context

The site is approximately 0.18 hectares and located in the thriving commuter town of Camberley. Camberley is a town in Surrey, 31 miles (50 km) southwest of London, between the M3 and M4 motorways. The town is in the far west of the county, close to the borders of Hampshire and Berkshire; the boundaries intersect on the western edge of the town where all three counties converge on the A30 national route.

The infrastructure in the area is excellent with a mainline train station and good bus network.

Camberley also has excellent services locally including primary and secondary schools, colleges, a Mili-

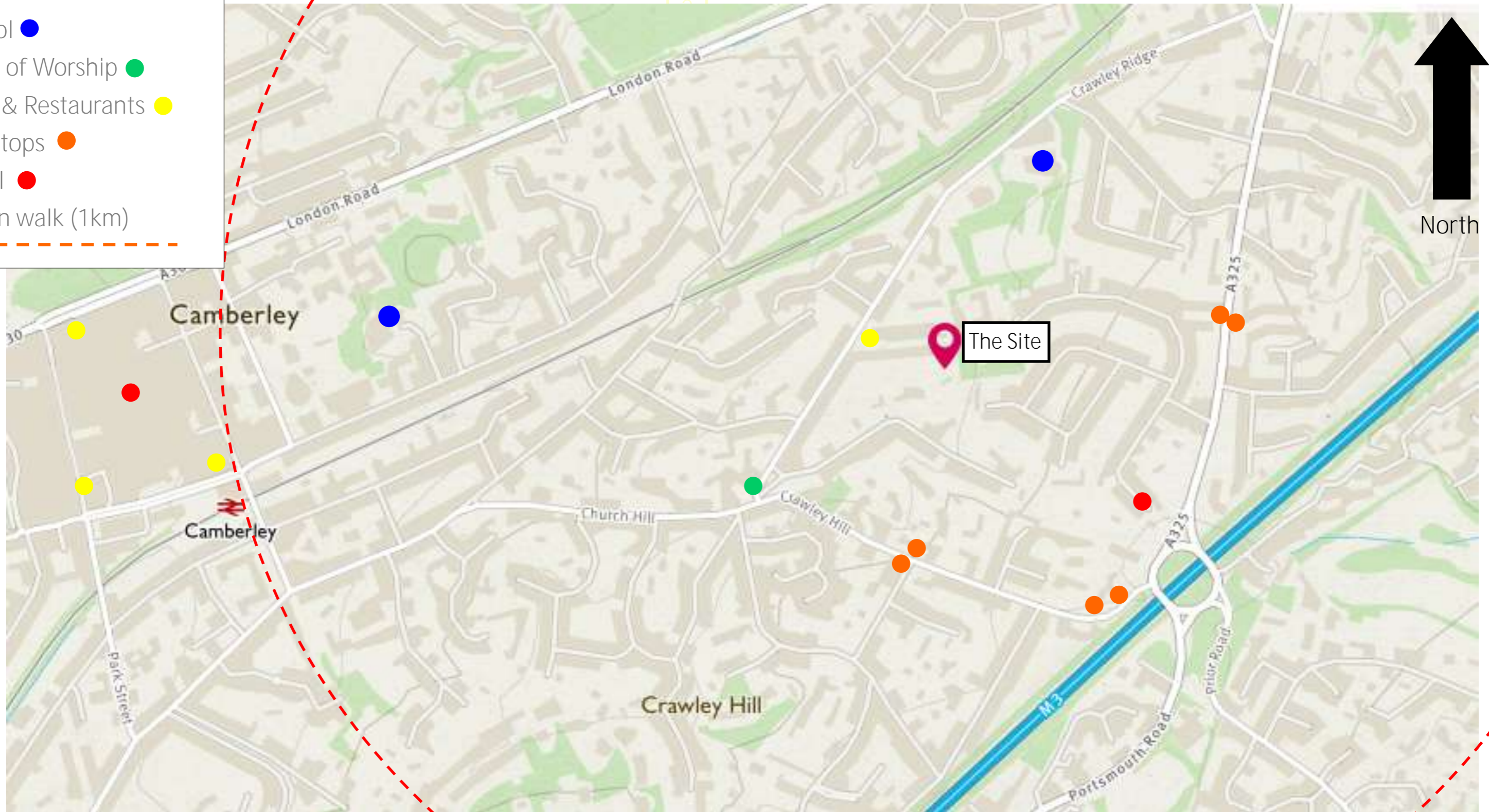
tary Academy, pubs, retails and a number of religious institutions. For Framework purposes it is considered to be sustainable location.



4 | Local Facilities

KEY

- School ●
- Place of Worship ●
- Pubs & Restaurants ●
- Bus Stops ●
- Retail ●
- 15 min walk (1km) - - -



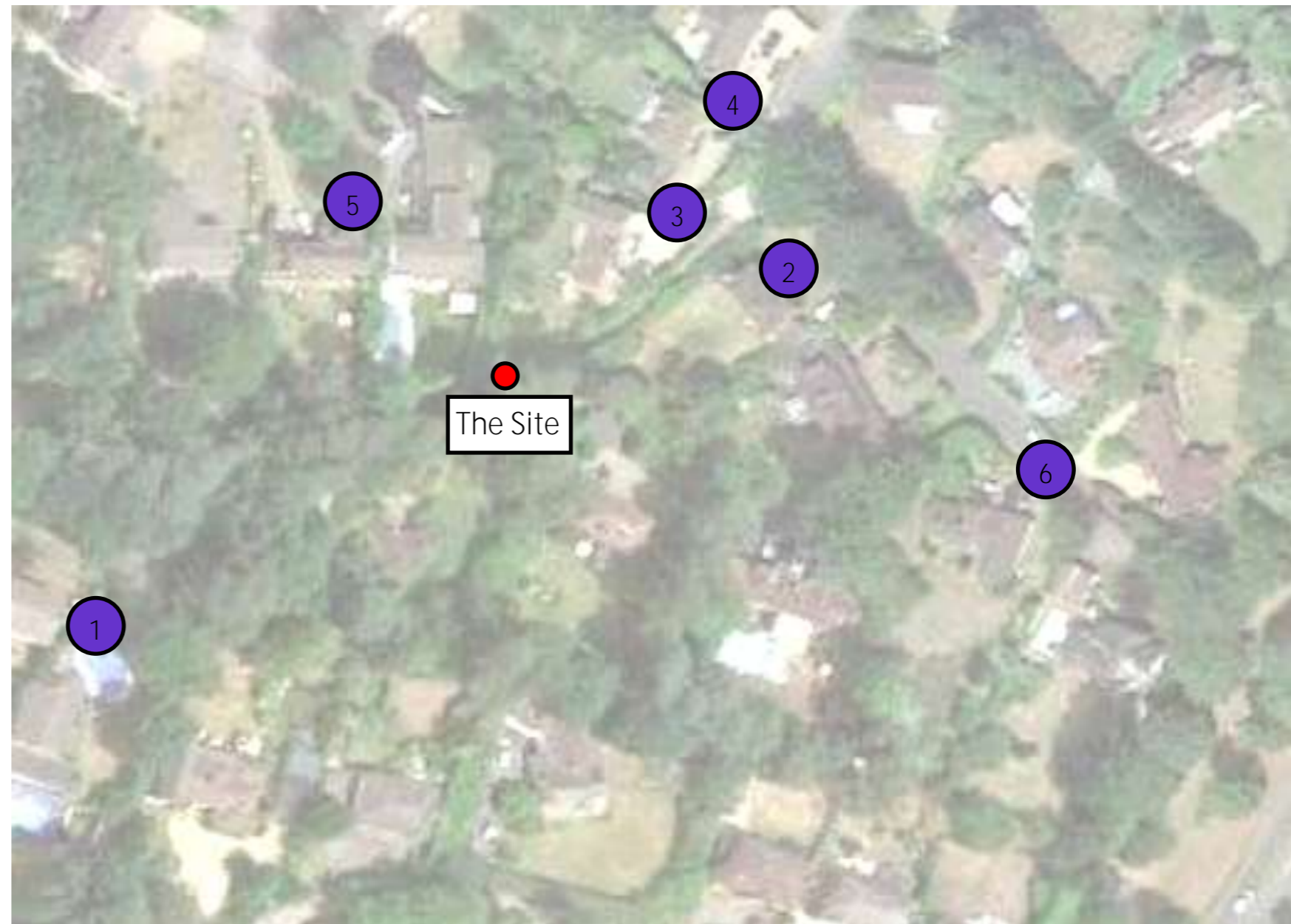
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5 | Character Assessment

Camberley is a town characterised by a varied mix of architecture from the last 100 years, with 19th Century roots — however the immediate vicinity to the site is characterised by architecture from the last 50 years mixed with more modern architecture.

Due to this variety, the introduction of new elements into the environment is likely to be more successful. The pictures below give a sample of the types of architecture to be found close to the site.



6 | The Site

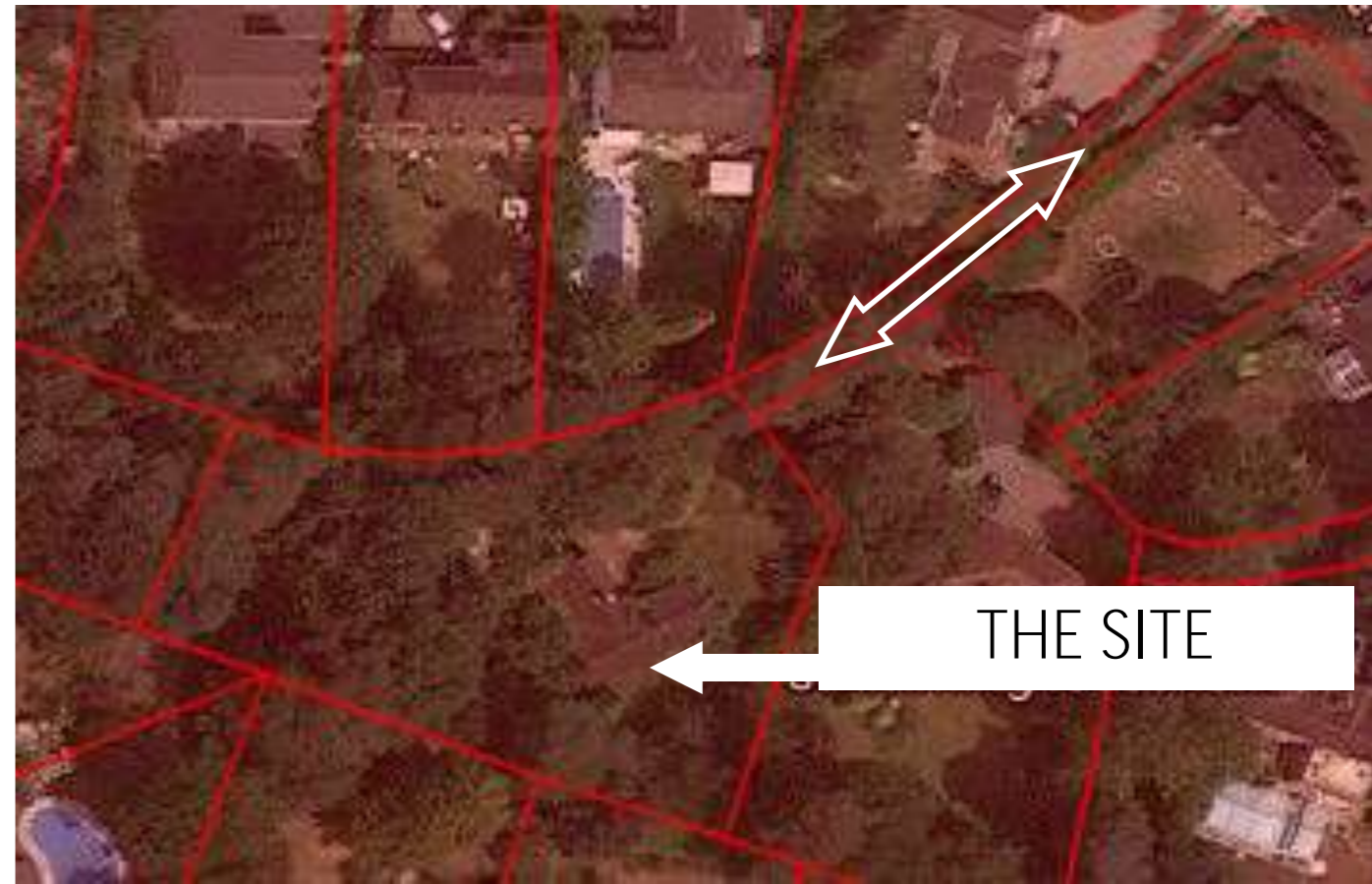
The Site itself is flat, verdant and tree lined. A single unassuming interwar bungalow occupies the site presently. A mixture of fencing types demarcates the boundaries of the site which all appear to be maintained by third parties (given the variation).

The site is situated within an area of predominately larger detached dwellings in good to generous sized plots. The existing dwelling has good separation from it's neighbours owing to mature vegetation and boundary treatments.

The Site is reasonably unconstrained (in planning terms); it does not flood, and has no drainage issues or contamination. It has all the basic required utilities onsite and access to many day-to-day services by foot or cycle. Importantly the site does not place development pressure on adjacent land.

It is a modest parcel of land whose contribution to local character by virtue of openness or architecture is low.

It does not lie within the Green Belt, or a Conservation Area nor an Area of Outstanding Natural Beauty, and is not in close proximity to any listed buildings. It is important to note that the site does lie within 5km buffer of the Thames Basin Heath Special Protection Area (SPA) however it is still considered that there are not any notable constraints to the site, beyond the desire to respect the existing grain and character of the area.



7 | Site Photographs part 1



View of the existing dwelling



Front aspect of the existing dwelling



View of the dwelling from the access



View of the existing dwelling

7 | Site Photographs part 2



Dilapidated ancillary outbuildings on site



View of access from the garden



View of Lime Avenue from the Access Edge



View of the access from the dwelling



View of the access from Lime Avenue



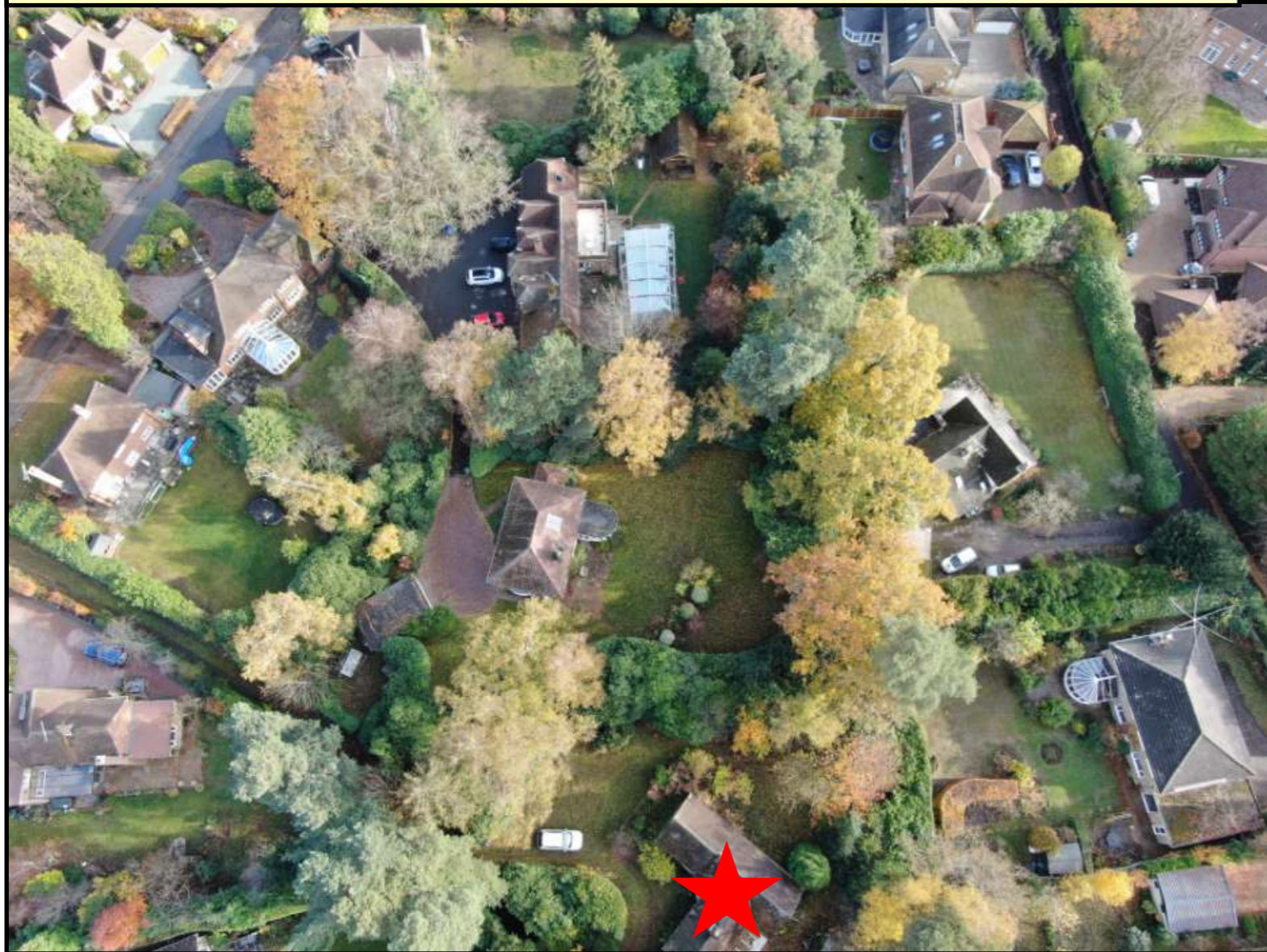
View neighbouring properties from garden

8 | Drone Images

A Drone survey was undertaken in early 2020 to ensure constraints were identified and opportunities noted.

From the images the strong building lines are evident as well as the plethora of infill undertaken over the years.

The rich variation of housing referred to in section 5 is clearly evident when viewed from the air.



★ 13 Lime Avenue (the site)

9 | Constraints

13 Lime Avenue is a relatively un-constrained site as can be seen from the adjacent table.

It is low flood risk, of little ecological concern, has no heritage constraints and is only a short walk to Camberley itself where services such as the station, local shops and primary school can be found



Constraint	Comments
Green Belt	No
AONB	No
Flooding	Flood Zone 1
Surface Water	Very Low Risk
Ecology	Within 5km of SPA. No ecology concerns within site itself.
Heritage	Not Listed nor Conservation Area with no listed buildings nearby.
Planning History	None of relevance
Local Plan Hierarchy	Policy CP9 of 2021 LP defines Camberley as the principle town.
Neighbourhood Plan	None
Access	Good access from Lime Avenue down the long drive
Trees	Yes, survey undertaken
Utilities	On site
Bus Stops	Within short walking distance
Primary School	Crawley Ridge Infant and Junior School
Train station	Within 15 minute walk
Church	Within walking distance
Pub	Many within Camberley a short walk away.

10 | Constraints & Opportunities Assessment

This diagram shows a schematic assessment of the constraints and opportunities to the site.

One of the constraints of the site was to ensure suitably sized gardens for both properties which is easy to achieve with the large plot.



Key

-  Neighbouring private amenity space
-  Solar Path
-  Existing vehicle access to site
-  Area of Opportunity
-  Boundary Line

11 | Highways & Access

The proposed development is well connected and is accessed via Lime Avenue which connects off the A325 Portsmouth Road.

The access lane is found on the corner of Lime Avenue., a quiet residential road. There is good visibility to the left and to the right when exiting the lane.

It is felt that the additional dwelling will have minimal impact on the quiet, residential, Lime Avenue, without adding pressure to the surrounding infrastructure in and around the immediate area.

The access to the house will be as per the pictures, with no significant changes to the existing road layout and with minor access modification to the site.

Refuse collection will not be impacted with homeowners following the existing parties.

Level access to the new unit will be achieved and will be detailed in accordance to Part M of the Building Regulations..



12 | Pre-application Discussions

Useful pre application discussions with the LPA were undertaken and a pre application was submitted in 2020 (LPA ref: PRE/20/0011).

The principle of development was accepted (on the whole) by Planning Officers subject to resolving arboricultural issues. An Arboricultural consultant was appointed, the Tree Constraints plan updated to include the proposed development and a full Tree Survey undertaken.

Other minor amendments requested by the Officers have also been made and can be seen in the illustrative layout (section 13). These include reduced hard standing to meet minimum requirements and the inclusion of bin and cycle storage.



13 | Illustrative Site Layout

The layout of the proposed development has been carefully considered to make effective and efficient use of the excess amenity site.

Access directly onto Lime Avenue, a substantial distance away from the main junction with traditional layout of parking on frontage with house then garden.

New dwelling not overlooked by neighbours house with a 12m rear garden

Intensification of narrow access avoided



Plot has been sub-divided evenly to ensure adequate size gardens for both plots.

Proposed new dwelling removed from boundary

14 | Conclusions

- Unusually large plot of excess garden
- Policy compliant form of development
- Infill plot
- Will suit a self builder
- No landscape, drainage or tree impact
- Assists in meeting targets for smaller schemes as set out in Paragraph 68 of the 2019 NPPF
- Camberley is a highly sustainable location with a train station, primary and secondary schools, local retail and other facilities

Illustrative 1800 sq ft home



“A policy compliant self build infill dwelling”



Chartered Planning Consultants

Planning Applications

Local Plan Representations

Site Appraisals

Appeals



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