



March 2018

## **New Dwelling, Laurel House, Stockton on the Forest**

Application for Planning Permission and  
Demolition in a conservation area under the Town  
and Country Planning Order 1990

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## **CONTENTS**

- 1. Introduction**
- 2. Brief Requirements**
- 3. Planning Policy Guidance (National & Local)**
- 4. Recent Planning History**
- 5. Pre-Application Advice and Informal Pre-Application Consultations**
- 6. Context and Site**
  - 6.1 Site and Building Location
  - 6.2 Appraisal of the Setting and Site
  - 6.3 The Effect of the Proposals on the Existing Site
- 7. Architectural design**
  - 7.1 Architectural Character and Appearance
  - 7.2 Scale
  - 7.3 Materials
  - 7.4 Accessibility
  - 7.5 Proposed Site Layout and Landscaping
  - 7.6 Access and Parking
  - 7.7 Environmental Issues and Sustainability
- 8. Appendices**
  - Appendix A Schedule of Application Drawings
  - Appendix B Flood Risk Assessment

This document was prepared by Charlotte Kitchen Architects Limited in March 2018 on behalf of Mr N. Adams.

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## **1.0 Introduction**

The purpose of this document is to provide a written explanation to accompany the drawn proposals for the planning application and application for demolition in a conservation area for the proposed new dwelling at Laurel House, Stockton on the Forest.

It is intended to demonstrate the thought and design process associated with the proposals and how they have been influenced through the assessment of context, brief and accessibility.

## **2.0 Brief Requirements**

The client owns Laurel House (*'The Laurels'*) and associated entrance road off the main street running through Stockton on the Forest. A previous planning application had been submitted and approved to construct a three-bedroom dwelling with integrated double garage on the land adjacent to Laurel House. The client now wishes to create a family home in this location that would comprise four bedrooms and a separate double garage with integrated work space above and create two new separate entrance ways from the access road to service the new dwelling and the existing dwelling (Laurel House).

## **3.0 Planning Policy Guidance (National & Local)**

The proposals have been developed with consideration to specific local planning policies and guidance together with national policies and guidance referred to in the National Planning Policy Framework (March 2012).

Specific reference has been made to the following Local policies detailed in *'The City of York Draft Local Plan Incorporating the 4<sup>th</sup> Set of Changes' (12<sup>th</sup> April 2005)*

- GP1 Design
- HE2 Development in Historic Locations  
HE3 Conservation Areas
- HE4 Listed Buildings

Relevant referenced policies from the more recent (yet to be adopted) *'City of York Local Plan Publication Draft (February 2018)'* also include:

- Policy DP2: Sustainable Development
- Policy D1 Placemaking
- Policy D2 Landscape and Setting
- Policy D4 Conservation Areas
- Policy D5 Listed Buildings

*Refer to the planning report by John Howlett Planning for further information*

## 4.0 Recent Planning History

Recent Planning Applications at Laurel House:

**Application at:** Laurel House, The Village, Stockton On The Forest, York, YO32 9UW

**For:** Erection of a detached dwelling (resubmission)

**By:** Mr & Mrs B Robson,

**Application Ref No:** 17/00726/FUL

**Application Received on:** 27 March 2017

**Decision:** Approved 29<sup>th</sup> September 2017

**Application at:** Laurel House The Village Stockton On The Forest York YO32 9UW

**For:** Erection of detached garage with room in roof and conversion of existing garage into habitable room.

**By:** Mr Nigel Adams

**Application Ref No:** 16/02413/FUL

**Application Received on:** 25 October 2016

**Decision:** Approved 22<sup>nd</sup> February 2018

*Refer to the planning report by John Howlett Planning for further information*

## 5.0 Pre-Application Advice and Informal Pre-Application Consultations

No pre-application advice or informal pre-application consultation has occurred in relation to this specific application.

## 6.0 Context and Site

### 6.1 Site and Building Location

Refer to site location plan **025TLSF/100 (current revision)**

Laurel House and its associated land is located via a private access road off The Village, the main street running through Stockton on the Forest. Stockton on the Forest lies 4 miles North East of York City centre. The site is located behind the former Methodist Chapel and No. 76 The Village. The grade II listed Elm Tree House is located to the North East of the site. The site was formally within the grounds of the Grade II listed Stockton Grange, which lies to the South of the site and is also accessed via the same private road. The site is located within the designated Stockton on the Forest conservation area.

### 6.2 Appraisal of the Setting and Site

In the synopsis '**STOCKTON-ON-THE-FOREST Conservation Area No.29 (20.25ha)**' produced by City of York Council, the character of the area the site is located within is described as follows:

*'The village street of Stockton-on-the-Forest has been extended by recent suburban housing in the form of 'ribbon' development. However the historic core of the village remains largely intact: in particular the traditional layout of long narrow plots extending back from the street frontage; and notably the relationship between the charmingly 'higgledy piggledy' paddocks and outbuildings at the outer edges of the village, and the open countryside beyond. From that countryside the village is*

*tucked amongst its trees and hedges, and retains a very rural setting. Several tracks lead from village street, through remaining paddocks or alongside existing or former farm buildings, and out into the countryside. Behind the Village Street is a valuable legacy of attractive vernacular farm buildings and outbuildings, some now in disrepair, yet still part of the hierarchy of village buildings forms that Stockton-on-the-Forest displays so well. The Village Street is composed mostly from detached houses and cottages, dating from the early 18c onwards. Each is set in its own trim walled garden or hedged boundaries, with small front gardens. The street itself is almost straight, but entered from bends at each end which add an element of definition and surprise. There has been some recent infill development of a neutral character, but overall the street retains a charming rural quality, with the informal mixture of houses and cottages unified behind their frontages of hedges or in a setting of trees. Between the buildings are occasional glimpses out to the open countryside framed by the walls and outbuildings extending down the long narrow plots. Materials are predominately brick with clay tile or Welsh slate roof and interesting examples of different types of brickwork bonding.'*

The site itself, is located off one of the private roads leading from The Village. This road leads to No. 76 The Village, the Grade II listed Stockton Grange and Laurel House. The location of the site is behind the former Methodist Church and No. 76 the village, and therefore, not visible from The Village. The site and Laurel House formerly were in the grounds of Stockton Grange, but have since been separated (when Laurel House was constructed, and the site became part of its garden area).

The site is surrounded by timber post and hedges to its South West boundary with Stockton Grange, trees and hedges to its North East border with the Grade II Listed Yew Tree House and a brick wall to its North West border with the former Methodist Chapel and No. 76 the Village. Access from the private road into the site is via a set of close boarded timber gates set within a brick wall.

### **6.3 The Effect of the Proposals on the Existing Site**

The proposals aim to respond to the existing site and setting in a thoughtful and sympathetic manner, taking reference from the existing buildings and the character of the area.

The design proposals, style and layout reflect those of Stockton Grange 'Arts and Crafts' style design but are smaller in scale and aim to appear subservient to the grade II listed property. The position of the new dwelling and garage are on the North Eastern corner of the site (on the land currently in the curtilage of Laurel House). This had formally been part of the grounds of Stockton Grange, however, it has already been visually and physically separated from Stockton Grange (when Laurel House was constructed) via a mature hedge and timber post and rail fence.

Due to the location, behind the former Methodist Chapel and No. 76 The Village and scale of the proposals, the buildings are not visible from the main road. A row of mature trees to the North of the site also physically and visually separates the buildings from the Grade II Listed Elm Tree House.

The combination of the design, layout, location and visual separation currently around the site boundary (from existing street views and buildings) allows the building to nestle into its setting sympathetically.

*Refer to the Heritage Report for further detailed information.*

## **7.0 Architectural Design**

### **7.1 Architectural Character and Appearance**

The proposals aim to retain the character and layout of the existing approved designs for the new dwelling on the site. The design is in an *'Arts and Crafts'* style, similar to that of the adjacent Stockton Grange. The proposals incorporate similar details and materials to compliment the design and layout. Externally, the house of the new proposals uses a similar foot print to the approved scheme, but now proposes the same ridge height along the North wing and the addition of a separate garage building. Internally, the increase in space allows for modern living, incorporating a large open plan kitchen/ dining / family space and a separate living room area. At first floor level the additional space allows for a fourth bedroom, more suitable for a family home.

The new separate garage incorporates the same roof pitch as the main building (with a lower ridge height) to unify the design but also allowing for the loft space above to be used as a study/ home office with separation from the family house. The separate reduced height garage also denotes it as an outbuilding in relation to the main property and breaks up the site massing in accordance with in the character of the location.

### **7.2 Scale**

The proposals for the new dwelling retain the existing footprint of the approved three-bedroom property but now show the property with the same 2 storey ridge height along the North wing, retaining the emphasis on the horizontal form and retaining the hipped ridge detail to the Eastern elevation.

A separate additional 1.5 storey garage for two cars is located to the west of the courtyard. Its steeply pitched roof allows use of the 'loft' space for a separate study/ home office.

### **7.3 Materials and Detail**

The proposals reflect the *'arts and crafts'* style in materials and detail, these include steep roof pitches with sprocketed eaves and hipped ridge details. Materials are kept to red facing brick, clay pantiles and ridge tiles, painted/ stained timber windows and doors and black 'heritage style' UPVC rainwater goods and soil pipes. Rooflights are conservation style between rafter roof lights.

### **7.4 Accessibility**

It is proposed that the property would be constructed in accordance with Part M of the Building Regulations. At ground floor, generous open plan spaces allow for ease of accessibility. First floor is restricted by staircase access only.

### **7.5 Proposed Site Layout and Landscaping**

The proposals place the new building and garage in the North Eastern section of the site. This allows the property to have a entrance courtyard, around which the building is placed (as would be seen in *'arts and crafts'* style buildings). Soft landscaping for improved site permeability, and hedges with timber post and rail fences, in keeping with the character of the area, also are proposed to surround the site boundary. An

access path around both buildings and a modest external patio and garden, separating the new dwelling and the rear of the proposed new garage located at Laurel House.

## **7.6 Access & Parking**

### **Refer to drawing 025TLSF/201(current revision) Proposed Site Plan**

Existing access into the site is via an entrance formed by close boarded timber gates set within a brick wall. This entrance is set back from a private road off The Village. The private road serves No. 76 the Village, Stockton Grange and Laurel House. The new layout shows the removal of the existing brick wall and timber gates at the current entrance to the site and proposes separate entrances into the new property and Laurel house. The new entrance location provides waiting space for cars accessing both the new dwelling and Laurel House, while the gates are opened. This layout reduces any vehicle obstruction that may have previously occurred from cars leaving/ accessing Stockton Grange, Laurel House and the new dwelling.

The proposed site layout allows for parking and manoeuvrability on courtyard site. There are 2 proposed car parking spaces within the garage in addition to the option of parking on the courtyard in front of the garage.

## **7.7 Environmental Issues and Sustainability**

The proposals involve constructing a new building that will comply with current building regulations. All efforts will be made in the construction process to use sustainable materials and integrate efficient services to meet the current legislations.

## 8.0 Appendices

### Appendix A Schedule of Application Drawings

Drawing Number	Details	Scale
025TLSF/100 A	Site Location Plan	1:1250@A4
025TLSF /101	Site Plan - As Existing	1:200@A3
025TLSF /201 B	Site Plan - As Proposed	1:200@A3
025TLSF /202 B	Plans – As Proposed	1:100@A3
025TLSF /203 B	Elevations – As Proposed	1:100@A3
025TLSF /204	Elevations & Sections – As Proposed	1:100@A3

### Appendix B Flood Risk Assessment

The site location (postcode YO32 9UW) falls within “**Very low risk**”  
“**Very low risk** means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.” - as reported by the Environmental Agency on 10th March 2018.