

17-02

**LAND ADJACENT TO 3 MORLEY COTTAGES
BORRINGDON HILL, PLYMOUTH, PL7 4DH**



**PROPOSED NEW DETACHED DWELLING
RESERVED MATTERS APPLICATION
DESIGN STATEMENT**



STACKHOUSE DESIGN LTD
ARCHITECTS

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APPLICATION INFORMATION

APPLICANT

Mr & Mrs M Hinchliffe
No.3 Morley Cottages
Borrington Hill
Plymouth
PL7 4DH

AGENT

Stackhouse Design Ltd
36 New Street
Barbican
Plymouth
Devon
PL1 2NA

APPLICATION SITE

Land Adjacent to:
No 3 Morley Cottages,
Borrington Hill
Plymouth
PL7 4DH

APPLICATION DETAILS

Reserved Matters application following Outline Planning Consent reference: 19/00845/OUT, dated 25th July 2021 and subsequent pre-application Development Enquiry reference: 19/02022/MOR. A subsequent meeting with the Case Officer was convened on 8th January 2020 and the comments received are noted later.

This Design Statement supersedes that submitted with the earlier Outline Planning and Development Enquiry applications and reference should be made to these if required, as it was considered unnecessary to duplicate all the previous background supporting information in connection with the primary consent within this document.

INTRODUCTION

The Outline Planning Consent took only “access” into account leaving layout, orientation, scale, mass, external materials, landscaping and boundary treatment to be considered as “reserved matters”

During the pre-application process certain a meeting was convened with the Local Planning Authority on 8th January 2020 from which the following design observations were put forward by the Case Officer:

Further to our meeting on the 8th January I can provide the following comments with respect to this pre-application

- Scale and mass of the dwelling as presented to us is supported
 - Relates well to the design of the cottages and has low impact on surrounding, more contemporary dwellings
- Material palette can be expressive, although would suggest utilising render and natural stone as these best relate to Plymouth
 - High levels of glazing on the east elevation, particularly at GF level is supported
 - Roof materials should relate to the cottages (for street scene purposes)
 - Ensure roof is designed to adequately accommodate PVs
- Further plans should better articulate principal access to the dwelling and how this is reached via parking spaces
- Consider increase to some floor to ceilings where possible however we acknowledge the challenging levels of the site
- Storage appears to be tight and could be better arranged
- Consider additional opening on the north and south elevations, particularly where bathrooms are located.
 - This will assist in breaking up elevations and aid ventilation
 - Consider slot (horizontal or vertical) windows to prevent overlooking to the south
- Full boundary treatment details to be considered and presented prior to making REM application
 - Utilise soft and hard boundary treatments where appropriate to create enduring and attractive boundaries
- Car park surfacing needs to consider drainage to prevent surface water runoff onto private/3rd party land
- Would avoid adding decking areas where it increases the height of the ground
 - Can often be viewed negatively by neighbours and result in a loss of amenity

If I have missed anything or you require clarification on any other matters please do not hesitate to contact me

In response to these observations the design was reviewed and confirmed in order to accommodate them as follows:

- The scale and mass of the presented drawings were retained as the design in this respect was supported by the Planning Officer.
- With regards to the materials palette, render and natural stone have been incorporated on the frontage facing Borringdon Hill together with

Cedral cladding to the rear where a more contemporary appearance is to be created.

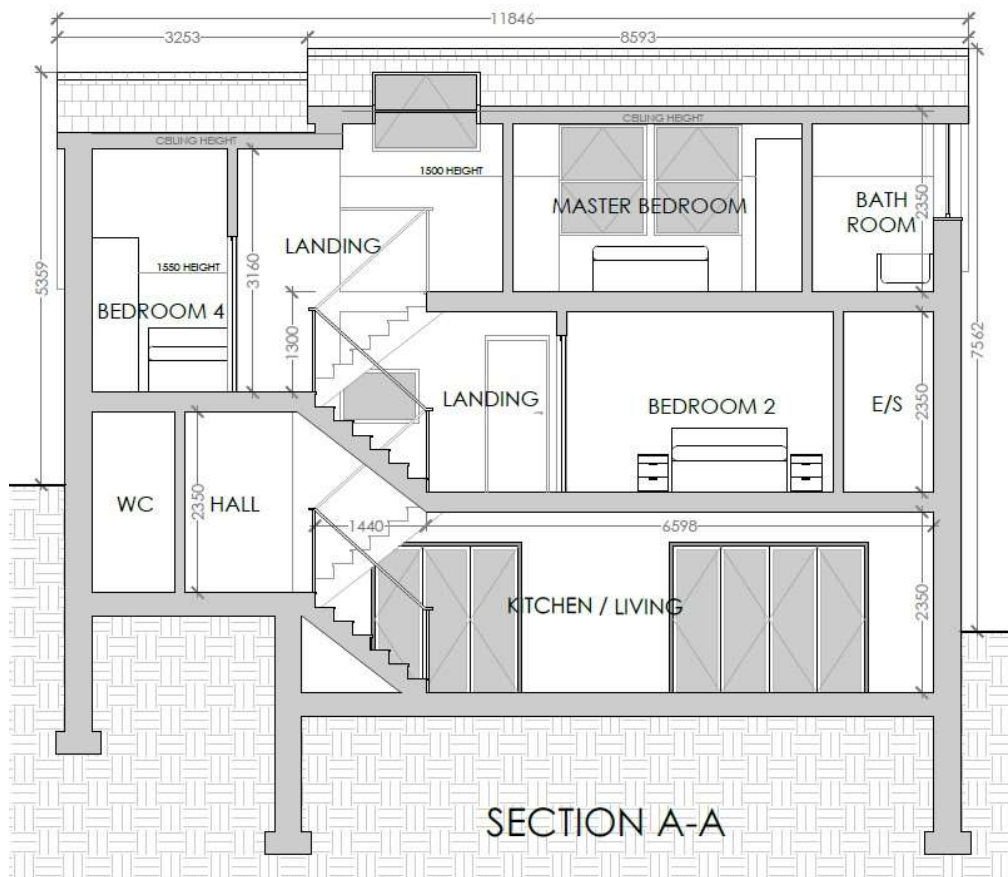
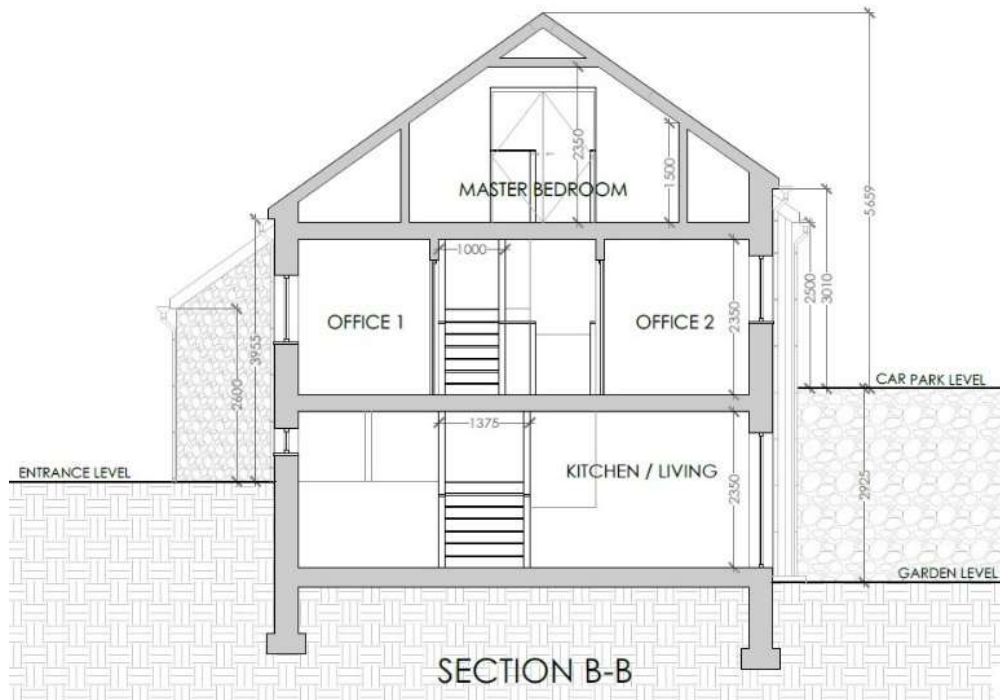


- As can be seen from the 3D visual below, access to and from the car parking area is effected via flights of steps to the front and rear of the property.

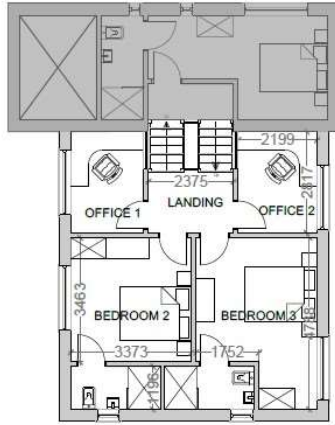


Aerial view of the proposed house from rear

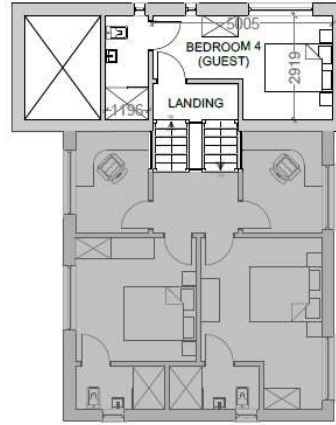
- Floor to ceiling heights are marginally greater than in other modern residential properties but not significantly as it was considered important not to increase the overall height of the building.



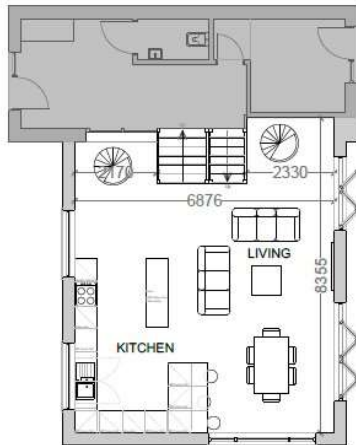
- Areas for storage cupboards are provided in all rooms but also beneath the staircase at the lower level and within the eaves of the roof.



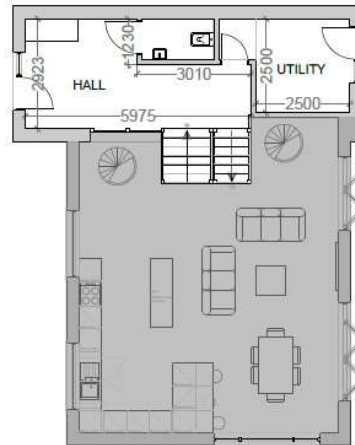
LOWER FIRST FLOOR



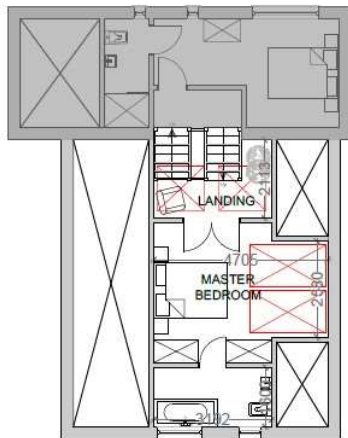
UPPER FIRST FLOOR



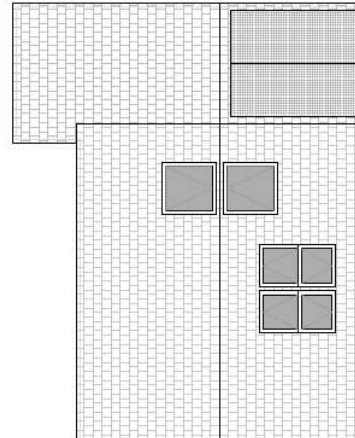
LOWER GROUND FLOOR



UPPER GROUND FLOOR

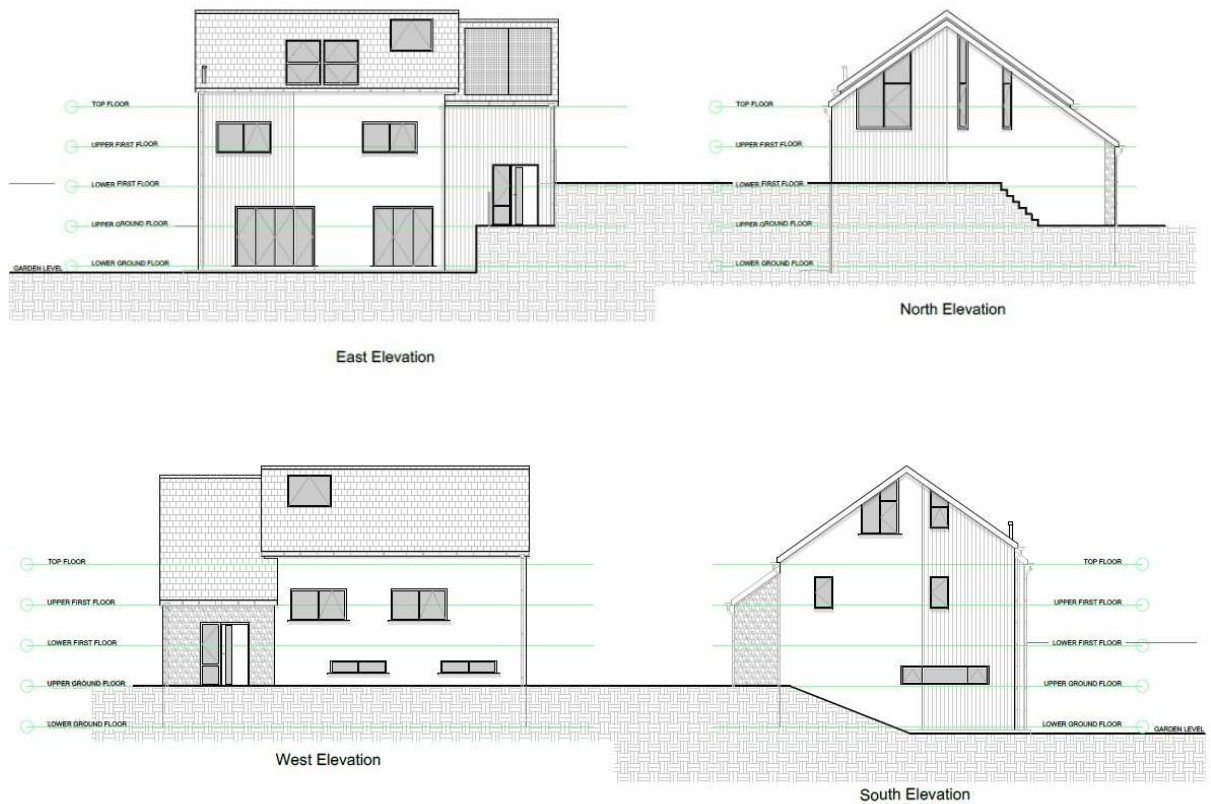


TOP FLOOR



ROOF

- Additional openings were provided in certain areas which help not only to break up the facades but also improve the quality of the interior spaces.



- The boundaries to the north, south and east of the site are well established and most appear to be in the ownership of adjoining properties and will therefore be generally retained. The western boundary however is currently more open, and it is proposed to erect a good quality 1.8m high close boarded fence in this location to create the requisite privacy to the house and garden.



- The car parking area adjacent to the existing sub-station is currently block paved and it is proposed to retain and extend it to suit, as this provides a demarcation between the public and private areas. It is then proposed to pave the parking space included within the garden area in similar materials which will offer the opportunity to reduce and contain the rainwater run-off.



The existing approach to the site from Borringdon Hill

- Decking is only proposed to the garden level which will be at a reduced level from the present garden and as such not raised to a degree where privacy could become an issue. The decking will also be generally away from adjacent boundaries.



The existing approach to the site from Borringdon Hill