



Les Stephan Planning Ltd.

Chartered Town Planners & Development Consultants

## DESIGN, PLANNING & ACCESS STATEMENT

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### FULL APPLICATION FOR:

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ERECTION OF NO. 1 DWELLING WITH ASSOCIATED PARKING AND ACCESS,  
ACCESS FOR 55 HARLESCOTT CRESCENT RELOCATED

### SITE ADDRESS

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55 HARLESCOTT CRESCENT, SHREWSBURY, SY1 3AX

## PROJECT DETAILS

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Prepared by:	LES STEPHAN
Date:	OCTOBER 2021
Job No:	LSP/0256
Client Name:	MR ASHLEY EVANS
Revision:	-

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## 1.0 THE PROPOSAL

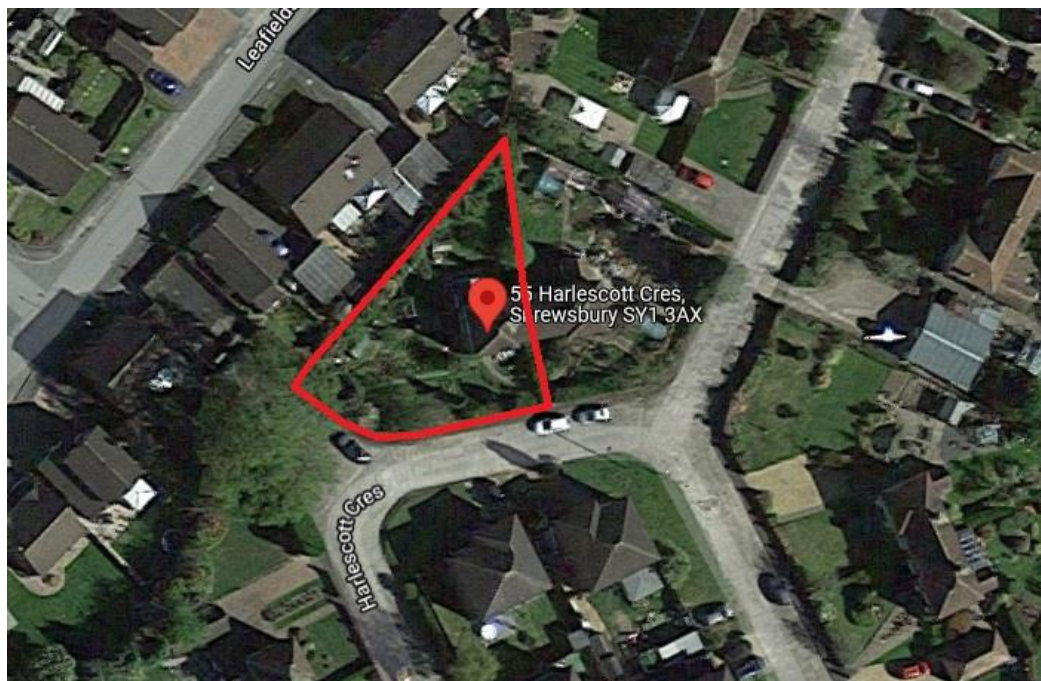
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- 1.1 Erection of No.1 dwelling with associated access and parking, relocation of access for 55 Harlescott Crescent.

## 2.0 SITE LOCATION

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- 2.1 The site is located on a large corner plot on Harlescott Crescent. The curtilage is large enough to accommodate an additional dwelling without the garden of 55 Harlescott Crescent being negatively impacted.
- 2.2 *Fig 1. Aerial of site taken from google maps*



## 3.0 DESIGN PRINCIPLES & CONSTRAINTS

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- 3.1 The design and style of the proposed dwelling is reflective of the existing local vernacular (predominantly red brick and render).
- 3.2 The surrounding properties also possess an open form frontage, some with a low brick wall, some without, which we aim to replicate with our design (see image below)...



- 3.3 *Fig 2. Image taken from streetview of the frontage of Harlescott Crescent*



- 3.4 The potential constraint with regards to overlooking of the neighbouring properties will be largely negated by the tall and dense vegetation already established along the boundary with the neighbour (see image below)...
- 3.5 *Fig 3. Image of North-Western boundary to 55 Harlescott Crescent*



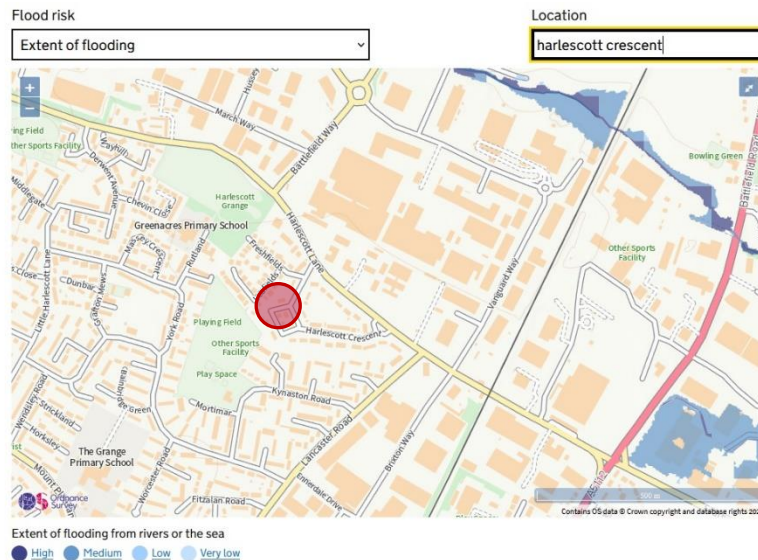
- 3.6 We have also taken steps to mitigate any potential problems with overlooking by incorporating specific features into the design of the dwelling.
- 3.7 The well-established hedgerow grants a superior natural boundary which makes overlooking from the ground floor or garden impossible.
- 3.8 We have designed the first floor to have no windows on the Western elevation of the dwelling. The front bedrooms on the Southern elevation have conventional windows looking out onto the street, the rear bedroom has a large rooflight and two strip windows placed high above eyeline, which allow light in but avoid any potential for overlooking of the neighbouring properties.
- 3.9 The bathroom has been placed on the Eastern elevation. The window will have obscure glazing to maintain privacy for both properties.
- 3.10 The size and proportions of the proposed dwelling has been designed to be complementary with 55 Harlescott Crescent and other surrounding properties in order to seamlessly blend in with the local vernacular.
- 3.11 The property is within the conservation area of Chatwood Village. In this regard, we have tailored the design of the property to be harmonious with the local vernacular of the conservation area, and to also enhance the area by adhering to some of the original design principles implemented in the original construction and again highlighted as outstanding features within the 2006 conservation area appraisal. Those features are as follows;
- Windows are designed in the multipane metal casement style of the original buildings
  - The front and rear door are of frame and plank oak construction with elaborate wrought iron hinges, sheltered by a porch canopy in the original style
  - Ground floor brickwork terminates in a course of headers which project slightly to form a string course
  - Visual contrast is maintained with the use of pebbledash render rising from the string course
  - The roof is of a hipped design and composed of clay tiles and include hip bonnet tiles. Individual rafter feet are painted to form an exterior decorative detail
  - The boundary treatment will retain the style of low brick walls with piers set at regular intervals, and wood panelling placed between the piers where alterations are undertaken
  - Overall, the proposed dwelling aims to share common architectural features, building materials and proportions of the original dwellings within the conservation area and compliment the existing design and style.

- 3.12 The conservation area appraisal notes the area where our plot is situated (*the dead end to the northwest of the former square*) requires attention to be tidied up. We propose that this work could be carried out by our client when the access alterations are made. The details and extent of the enhancement can be agreed on before development takes place.

## 4.0 FLOOD RISK

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- 4.1 There are no flood zone risks within the immediate vicinity of the property or it's curtilage (see image below)...
- 4.2 *Fig 4. Image of nearest flood zones taken from GOV.UK (site shown in red)*



## 5.0 ACCESS & HIGHWAYS

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- 5.1 The placement of the existing access is near the North-West boundary of the existing site.
- 5.2 This access will have to be relocated to the front of 55 Harlescott Crescent (*detailed on plan 0256.02.Illustrative Site Plan*).
- 5.3 The new access serving the proposed dwelling will be situated very near the existing access (*detailed on plan 0256.02.Illustrative Site Plan*).

## 6.0 LANDSCAPING & ECOLOGY

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- 6.1 The landscaping and vegetation on the site is well-established and substantial. If any further landscaping is required, our client is more than willing to achieve it.

## 7.0 PLANNING & SITE HISTORY

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- 7.1 The existing dwelling at 55 Harlescott Crescent is an early 20<sup>th</sup> century semi-detached house, constructed in red brick and render with a clay tile roof.

In the mid-1920s, Hall Engineering relocated two of their component companies, Chatwood Safe and British Reinforced Concrete, from industrial Lancashire to the rural fringes of Shrewsbury and Stafford respectively. At both locations, Hall Engineering constructed model communities to house their workforce. The Chatwood Village in Shrewsbury was originally to comprise some 120 houses intended for occupation by the skilled workforce that was relocated from Bolton, together with on-site sporting facilities.

The 'model village' was later designated a Conservation Area on 17<sup>th</sup> January 1993, which covers an area of 10.5 acres, and a Conservation Area Appraisal was undertaken in July 2006.

## 8.0 PLANNING POLICY CONTEXT

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- 8.1 Shropshire Adopted Core Strategy March 2011:  
CS1: Strategic Approach  
CS6: Sustainable Design and Development Principles  
CS11: Type and Affordability of Housing

Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015:  
MD2: Sustainable Design  
MD3: Delivery of Housing Development  
MD12: Natural Environment  
MD13: The Historic Environment  
S16: Shrewsbury

Government Policy/ Guidance:  
National Planning Policy Framework 2019  
• Paragraph 8

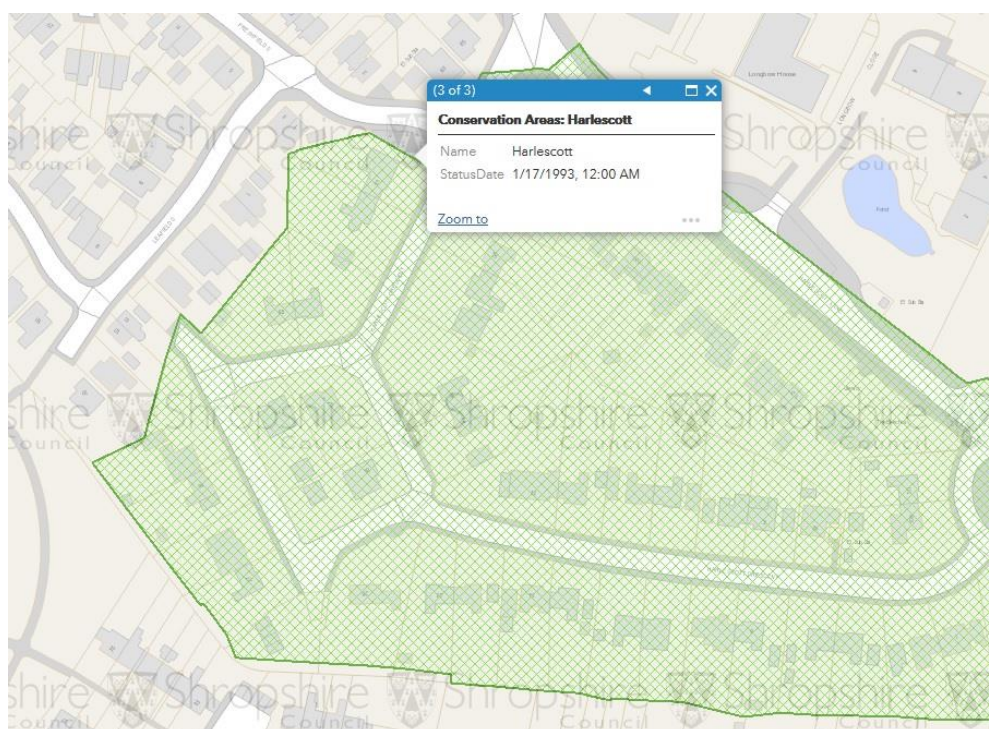


- Paragraph 11
- Paragraph 127
- Paragraph 192
- Paragraph 196

## 9.0 PLANNING POLICY CONSIDERATION

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- 9.1 The proposed development is in accordance with Core Strategy Policy CS6, Sustainable Design and Development Principles, as it will provide a development designed to a high quality which respects the local distinctiveness and character and is situated in an accessible location.
- 9.2 The site falls within the Harlescott Conservation Area. There is a statutory obligation under Section 66 Planning (Listed Buildings and Conservation Areas) Act 1990: General duty as respects conservation areas in exercise of planning application: “In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
- 9.3 *Fig 5. Boundary of Harlescott Conservation Area*



- 9.4 The application will have limited impact on the significance of the Conservation Area. The site is situated on the boundary of the conservation



area, as shown in Figure 5 above. The proposed dwelling will not have a detrimental impact on the Conservation Area, in compliance with MD13.

## 10.0 SUSTAINABILITY ASSESSMENT

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- 10.1 The site is situated in a heavily residential area and will benefit from all of the amenities in the local vicinity that the existing residents enjoy.
- 10.2 Harry Hotspur is a local bar/restaurant within 4 minutes walking distance, within 5 minutes' walk from Battlefield Enterprise Park, which hold a wide array of businesses including a veterinary practice (medivet), car dealerships (Audi and Ford) and recreational activities like Timberjacks (axe throwing) and Shrewsbury Gymnastics Academy.
- 10.3 The site is also within 10 minutes' walk (or 3 minutes' drive) of multiple large supermarkets, including Tesco Extra and Lidl, as well Iceland and B&M.

The site is also within an 18-minute walk (or 5-minute drive) from the local secondary school, Sundorne Academy.

## 11.0 CONCLUSION

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- 11.1 This statement sets out how this development of a single dwelling is appropriate in this location. We have been sensitive in designing the dwelling, taking account of the restrictions and constraints of the site being situated in a conservation area. We have created a bespoke design which not only compliments the local vernacular but is also sensitive to the locational restraints. There is adequate off-street parking and a multitude of local amenities within walking distance. We believe that, given the above information, our proposal should be recommended for approval.

## 12.0 SUPPORTING PLANS & DOCUMENTS

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- 12.1
  - 0256.01.Location Plan
  - 0256.02.Illustrative Site Plan
  - 0256.03.Illustrative Elevations
  - 0256.04.Illustrative Elevation (colour)

