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New Dwelling

Land west of dwelling known as Muffins Gap, Lombard Street, Orston. NG13 9NG

OAKWRIGHTS®

Design and Access Statement



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Introduction

This Planning, Design & Access statement has been prepared to support a Reserved Matters Pursuant of Outline Planning Permission at :

Land west of dwelling known as Muffins Gap
Lombard Street
Orston
NG13 9NG

Decision dated: 25th September 2019. Appeal Ref: APP/P3040/W/19/3222738 in accordance with the terms of the application, Ref 18/02558/OUT dated 31 October 2018.

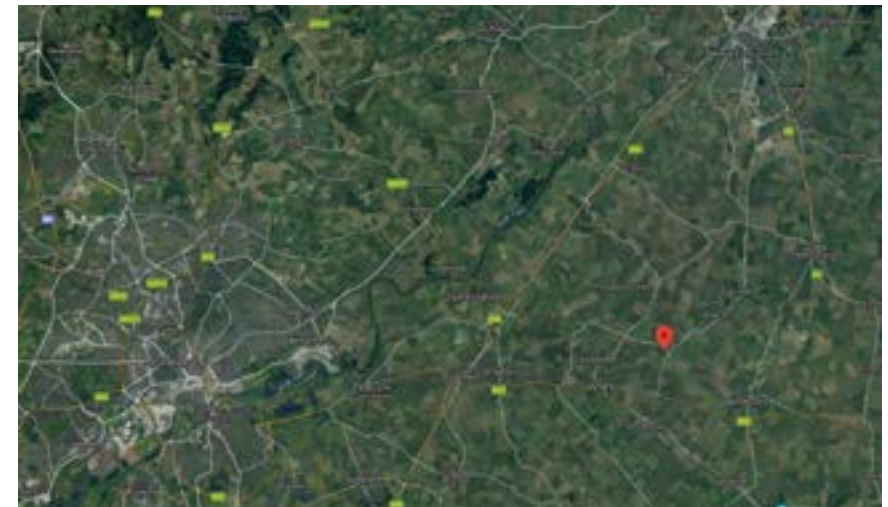
Location

The plot of land lies on the southern edge of the village of Orston to the rear of the property known as Muffins Gap.

The site itself does not fall within a Conservation Area and is 10miles south of Newark and 17 miles east of Nottingham city centre.



Site outline from Rushcliffe Council 18/02558/OUT courtesy of Locus Consulting Heritage statement



Map source Google maps- pin showing location

Site Description

Our clients have purchased the site known as:
Land West Of Muffins Gap, Lombard Street, Orston, Nottinghamshire
NG13 9NG after Outline Planning Permission was gained following Appeal
reference: APP/P3040/W/19/3222738

The site lies at the edge of the village of Orston which is served by a train station, public house, village shop, primary school and village hall. These facilities can be easily accessed by a pavement walkway from the plot, there is street lighting and a 30 mph speed limit which makes the village safely accessible.

Our clients would like to erect a new dwelling for themselves with views outwards to the countryside, which will be in-keeping with the local vernacular and become a 'forever home' for our clients.

Site outline from Rushcliffe Council 18/02558/OUT
Site Location Plan 69780-M2D-00-DR-A-05001-P01

Site Levels

It is proposed that the independent levels associated with the proposed dwelling are to be as follows.

Proposed External Level	0.0m
Ground Floor	+0.15m
First Floor	+2.85m
Ridge Height	+8.79m

The proposed parking area and landscaping will largely follow the existing levels.



Local Planning History

The Planning history relating to this site application is reference 18/02558/OUT- Planning Appeal Inspectorate reference APP/P3040/W/19/3222738 granted under Rushcliffe Borough Council for Outline Planning Permission all matters reserved except access.

The host property Muffins Gap is a dwelling built in a generous plot during the 19th century which, over the years, has been modified with extensions. Additional planning applications associated with the property and surrounding land that have relevance to this application are detailed below:

The planning permission granted (on Appeal) under Rushcliffe Borough Council reference 17/00532/FUL and Planning Inspectorate reference 3187630 for a new dwelling located on adjoining paddock land to the South West of Poppy Cotage, Lombard Street and the application reference 19/00730/FUL for the erection of a detached dwelling and provision of new access.

92/01126/FUL	Retention of use of paddock as domestic garden and erect two storey side extension
93/00314/FUL	Covered swimming pool
93/00974/FUL	Covered swimming pool
17/00532/FUL	Erection of a detached 2 storey dwelling and garage (Planning Appeal Inspectorate reference 3187630)
18/02558/OUT	Erection of detached dwelling and associated access arrangements (Planning Appeal Inspectorate reference a 3222738)
18/02822/FUL	Erection of 2 detached dwellings and access provision.
19/00730/FUL	Erection of 1no. detached dwelling and provision of new access.
21/00180/FUL	Erection of Three detached dwellings and access provision

Planning Policies

The following national and local planning policies that are of particular relevance to the application proposal have been taken account of in the design process.

National Planning Policy Framework

Paragraph 11- A presumption in favour of sustainable development

Paragraph 79- Sustainable development in rural areas

Paragraph 105- Promoting Sustainable Development

Paragraphs 119 – Effective use of land

Paragraph 126 – Ensuring high quality development/Good Design

Local Planning Policy

Rushcliffe Borough Local Plan

LPCS Policy 1 - A positive proactive approach to planning decision making should be taken that reflects the presumption in favour of sustainable development contained in the NPPFramework.

LPCS Policy 10 - (Design Enhancing the Local Identity)states that development should make a positive contribution to the public realm and sense of place, and should have regard to the local context and reinforce local characteristics.

LPCS Policy 11 -states that proposals will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both planning and decision-taking. (Paragraph 11) For plan-making this means that local planning authorities should positively seek opportunities to meet the development needs in their area.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. 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. (Paragraph 79)

Development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making. (Paragraph 105)

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. (Paragraph 119)

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. (Paragraph 126)

Design Brief

Our clients would like to build a new home that would suit the needs of their family. The site which has outline planning permission established within 18/02558/OUT forms 'backland development', in particular the principle for the erection of a 2 storey detached residential dwelling and garage within the developed red-line boundary.

The site is relatively large and flat and enclosed on three sides with mature trees and hedges, which our clients would like to retain wherever possible. While the site is not in the Orston Conservation Area, our clients would like to design a property that reflects the style of a local farmhouse.

The properties in Orston appear to be of a variety of house styles, from different eras. Many are detached houses of between of 1 storey and 3 stories high. Although many commonly have a pitched gable roofs with pantiles and are built from red brick, coloured render and timber joinery, there does not appear to be a strong local vernacular. Some examples of the local properties in Lombard Street are below.



Image source: Rightmove & Googlemaps



Design and Scale

We have assessed the scale of the proposed dwelling in context with its immediate surroundings and the wider area as a whole. Overall, the dwelling follows the form established by the emerging context, and moderates the size and scale of the dwellings as the development reaches the existing village houses.

The two storey design is efficient in its use of space and considers the occupants future needs. There is a ramp access and a lift to the first floor to aid our clients mobility access. There are ground floor study/snug areas which are to be flexible areas allowing for two home offices for the Client's to work from home; this could later be turned into a ground floor bedroom giving the property adaptable space for our clients in the future.

Externally the proposed design is appropriate to its surrounding context; the new home is predominantly red brick with an element of coloured render to the front. Attached is an oak weatherboarded garage, all under a slate roof. The design deliberately avoids dormers and presents an uncluttered farmhouse roofscape, to allow for solar panels. The materiality of the proposed is in keeping with the local precedents.

Design Development

As part of the design process a site visit and site appraisal took place within the first Client meeting. The site was viewed to establish the design possibilities that best suited the site and its location whilst satisfying the Client's brief. Views and orientation were significant considerations, the principal glazed elevation faces south-west, providing good solar gain and a high-quality day-lit internal environment. This also helps to minimise overlooking to the sides of the plot. Developing the design in 3D ensures that the overall scale, mass and views in and out of the plot were taken into due consideration.

The use of an oak frame is integral to the aspirations of the clients, however this will pre-dominantly be an internal structural Post & Beam style frame with only part oak on the outside, forming a glazed gable to the rear elevation to allow natural light to diffuse into the main living areas of the house. By eliminating the penetration of the external skin of the dwelling it allows us to produce a very energy efficient building envelope to reduce the heating demand.

DESIGN ANALYSIS & OBJECTIVES

- Create a sustainable dwelling which enhances the site and provides quality living
- Use the extents of the plot without producing an overbearing design out of keeping with the neighbouring properties
- Consider orientation, aspect and usage of light thereby providing a modern living in a sustainable, highly energy efficient building fabric
- Be respectful of the existing residential character of the vicinity and utilise sympathetic materials.

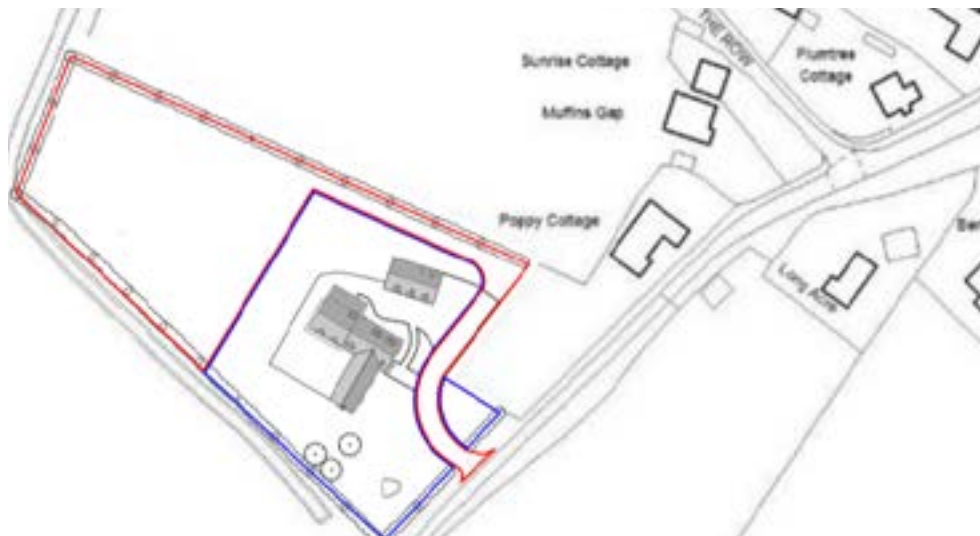


Access, Refuse and Recycling, Trees and Boundaries

ACCESS

As agreed by Rushcliffe Council planning application 18/02558/OUT for the Erection of detached dwelling and associated access arrangements, the property will follow the driveway and access in red line below from Lombard Street, as set out in Site Location Plan 69780-M2D-00-DR-A-05001-P01.

The proposed positioning of the new dwelling is away from the neighbouring houses ensuring that suitable security and privacy to neighbours homes is provided.



TREES AND BOUNDARIES

The proposed site makes use of existing hedged and fenced boundaries as well as the trees to the north which provide substantial shelter from the elements. Part of the hedge to Lombard Street will be removed in order to create access for the driveway. It is proposed that improvement to the remaining hedge along Lombard Street by way of planting native fruit and flowering species where appropriate.

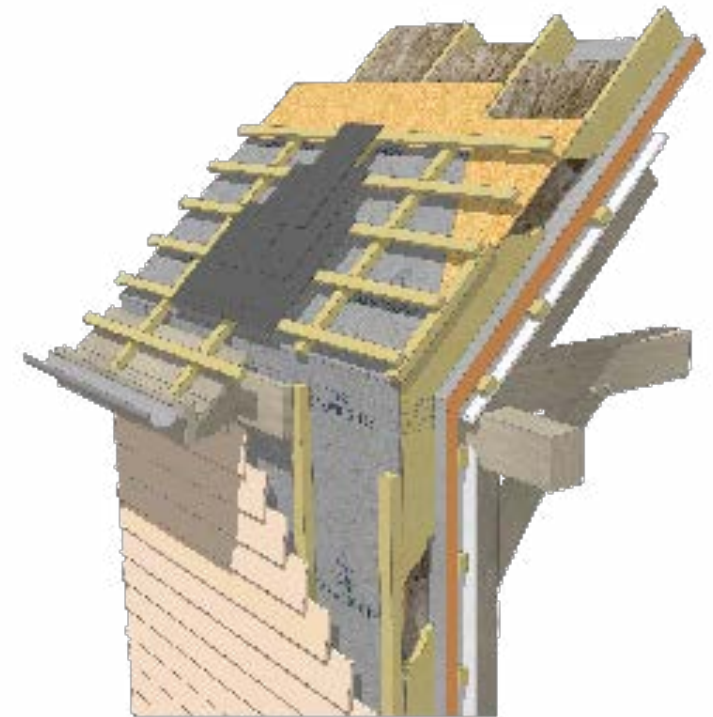
Protection from overlooking to and from the existing properties falls upon an existing hedgerow and fence which will be kept and maintained as a boundary between the proposed properties wherever possible. Where possible the majority of existing trees within the site will remain and be incorporated into the design of the new landscape.

Due to the set back position of the new dwelling behind screening and the proposed building in front, it is unlikely to be visible from the road.

Oak Frame and Wrightwall (or equivalent) Encapsulation

Our proposal is for a new-build house, built using an 'post and beam' style oak frame, i.e. the oak structure inside the building, wrapped using a very energy efficient encapsulation system, achieving excellent U-values. Utilising the principles of "Fabric First", the proposed dwelling is to employ superior wall, floor and roof systems in conjunction with fenestration in excess of the efficiency required for Building Regulations. This will provide a highly insulated, well-detailed envelope that will give the dwelling a high level of energy efficiency and internal comfort. The majority of the systems proposed are to be manufactured off-site thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site.

WrightWall provides a slim and efficient wall build up, designed to accommodate multiple external finishes. WrightWall is designed to ensure a fully integrated process between frame and shell, using the same innovative software employed to design your oak frame. WrightWall is manufactured off site, reducing onsite build time and our dedicated site team who will assemble the system; ensuring the highest level of quality control throughout the process. The WrightWall encapsulation system provides exceptional thermal performance, ensuring a warm home.



ADVANTAGES OF WRIGHTWALL AND ROOF PANELS

- Cost effective encapsulation system resulting in further energy efficiency.
- Large format panels manufactured off site to maintain high quality.
- Additional insulation upgrades available if required; made possible by bespoke design.
- Wall, floor and roof panel is designed to fit smoothly together creating a shell ready to be made air tight.
- One build team look after the oak frame and the installation of the panel system generating close attention to detail and a seamless process.

Oak Frame

The primary structure of the home will be a bespoke Green Oak Frame. This robust and charming system will age with the property and produce unique character. The frame will be traditionally jointed with mortice and tenon joints held in place by oak pegs and over time the shrinkage pulls the joints even tighter and strengthens the frame.

Green oak in construction has become a popular material for sustainable construction. Timber is one of the most environmentally friendly materials currently available, being a natural carbon sink, i.e. lowering CO2 levels by the amount removed from the atmosphere. It's truly renewable if sourced from a well-managed and sustainable forest.



Energy and Water

ENERGY CONSERVATION AND SUSTAINABILITY

Using the principle of “Fabric First”, the proposed dwelling is to employ superior wall, floor and roof systems in conjunction with fenestration in excess of the efficiency required for Building Regulations. This will provide a highly insulated, well-detailed envelope that will give the dwelling a high level of energy efficiency and internal comfort.

The majority of the systems are proposed to be manufactured offsite thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site.

All materials used in the construction are to be from sustainable sources, where possible

WASTE WATER MANAGEMENT

Wherever practicable, all hard surfacing will be laid using permeable materials in order to reduce run-off.

The driveway is proposed to be permeable material also and surface water from roofs will be directed into soakaways contained within the site boundary.

Foul drainage will be via the mains sewerage system.

Conclusion

This statement and accompanying drawings outline the key proposals of the development, which have been carefully considered to meet both the client's requirements and be as considerate as possible to the surrounding countryside by not over developing the site. We believe that the proposal is appropriate to the area and will complement Orston whilst enhancing the visual appearance of the site.

The overall scale, form and mass of the new dwelling is appropriate to the site and our clients needs. We believe that the proposal is a great improvement to the overall site. The design has been carefully developed to be appropriate for the context; retention of the overall character and appearance of local dwellings whilst providing an adaptable and sustainable family home. The size of the proposal has been considered to ensure variety of housing stock in the local area, improving the mix of housing- in accordance with the Neighbourhood Plan.

Landscaping has been considered and indicatively drawn to complement the existing boundaries and to shelter the development ensuring it has minimal impact on the surroundings. The significant majority of existing trees within the site will remain and be incorporated into the design of the new proposal. The proposal provides an opportunity to bolster the biodiversity on the site; there could be the opportunity to plant several native tree and hedgerow species.

The accompanying drawings include details of layout, access, scale, landscaping and appearance, and are in accordance with local and national planning policy objectives. The proposal will preserve and enhance the character and appearance of the immediate surrounding area. We consider the property to make efficient use of land, improve the site from its existing state and respect the surrounding properties and countryside.

