

Design & Access Statement Incl. Heritage Statement

PROPOSED NEW PORCH, LANDSCAPING AND NEW GATE TO DRIVEWAY

at

Lilac Cottage
Oakham Road
Hambleton
Rutland
LE15 8TL

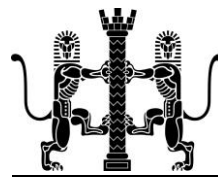
on behalf of

Mr & Mrs Anand

July 2022

Prepared by

PW Architects
CHARTERED ARCHITECTS & DESIGNERS



Firdale Stable, High Street, Morcott, Rutland LE15 9DN

Tel: 01572 747789

email: peter@peterwilmotarchitects.com

1.0 Introduction

Site Location: The purpose of this statement is to set out the context for, and to explain the design principles behind, the proposed works at Lilac Cottage, Oakham Road, Hambleton.



Google Earth images of site location – site outlined in red

1.1 Existing Site Photos (pre current construction works on site)

Below are photos of the existing property and surrounding area.



Above photo – existing site image taken from Google Earth.



Above photo – portion of the existing front elevation.



Above photo – portion of existing front elevation.



Above photo – existing side elevation.



Above photos – portions of existing rear elevation.



Above photos – portion of existing rear elevation and existing garden gate.



Above photos – front and rear elevation of existing garage.



Above photo –existing front garden.



Above photo – existing view from rear elev. over rear garden area and neighbouring land.

2.0 Design & Access Context

The existing is a three-bedroom detached stone and render property with associated detached single garage. The property is situated within Hambleton villages Conservation Area and neighbours the village pub, The Finch's Arms.

NOTE - Construction works are currently underway on site in line with the previous approvals attained –noted further within section 2.2 Planning History, below.

2.1 Amount

The proposed works include the following:

- New open porch structure to front door.
- New electric gate to driveway entrance.
- New electric turning circle to driveway.
- Various landscaping amendments.

2.2 Planning History

Several recent approvals should be noted relating to this property:

- Planning approval ref: 2020/0682/FUL; the current construction works taking place on site are in line with this approved scheme.
- Non-Material Amendment approval 2021/0915/NMA; which was for two stone mullion windows to front elevation.
- Material Condition Approval ref: 2021/0805/DIS.
- Construction Management Plan Approval ref: 2021/0064/DIS.
- Planning approval ref: 2021/1112/FUL; proposed new single storey garden room attached to above mentioned approved scheme.

All works undertaken on site to date are in line with the above-mentioned approvals.

2.3 Layout

Site Layout & Access

Access to and from the site are to remain as existing. The previously approved driveway is to be retained with a proposed electric gate included within this application.

To also assist the ability for occupants to turn a car around on the driveway a new turntable is also proposed – see associated drawing submitted with his application.

The new porch structure will be attached to the existing front door; offering a covered area for those arriving at the property. The proposal also includes various landscaping details for completeness and clarification.

2.4 Scale & Appearance

The scale of the proposed porch is completely in line with the existing property, single storey in nature with a roof finish to match the rest of the property. Dwarf wall in stone to match the existing property with a timber structure above.

2.5 Landscaping

All landscaping to garden areas will be domestic in nature. As per previous approvals, to facilitate the works on site the boundary treatment between the property and the road has been removed. It is proposed to be reinstated at the end of the works with the following:

- New 1.2m parkland fencing, on the back of the existing pavement line.
- New 1.8m high hedging.
- New 1.8m high metal gate in place of existing gate.

The above boundary treatments were previously approved. Additional to these in this application is the following:

- New sliding gate (automatic) to driveway entrance.
- New motorised circular turntable; 4.5m diameter.
- Segment of new stone walling along the street scene; to be stone to match property, with cock and hen copings.

3.0 Heritage & Closing Statement

The proposed changes noted above aim to meet the applicants' requirements. The site sits within the Local Conservation Area and therefore this played a key role during design stages, specifically when it came to material choices.

The proposed new electric gate aims to offer improved security for the occupants' vehicles whilst ensuring this does not impede the existing highway. It also ensures a safety barrier for children and pets between the site and the highway – essential at such a potentially active pinch point on the road. The turning circle aims to assist users and their vehicle's ability to exit the site in a forwards motion, again improving site access from a highways safety point of view.

The proposed porch aims to be in keeping with the property and its surroundings through its size and the material choices proposed. The landscaping items aim to ensure the street scene is respected and restored in an appropriate manner following the works.

The proposals made aim to respect the existing property whilst enhancing the access and parking arrangements, ensuring the site meets the applicants' requirements whilst improving the link between the site and the road.