

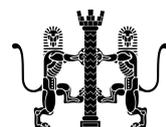
21-22

NEW DWELLING, LAND TO THE SIDE OF 8 STOCK LANE, WHADDON, MK17 0LS

Design Statement

For: Mr Peter Hudec

Date: 19 July 2022



GRINDLEY ARCHITECTS

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INTRODUCTION

1. This Design Statement sets out the principles for the design of the proposed detached single storey dwelling on land to the side of 8 Stock Lane, Whaddon.
2. Key features of the design are as follows:
 - New detached dwelling on land to the side of the existing house.
 - Single storey, 2 bedrooms
 - Natural slate roof pitched down towards the site boundary
 - Brickwork walls to match the existing house.
 - Shared driveway using existing access from Stock Lane.
 - 2 designated parking spaces per dwelling.
3. Please refer to the following application drawings:
 - 3-050 Existing site and location plan
 - 3-051 Proposed site & ground floor plan
 - 3-052 Block plan
 - 3-061 Site - access & visibility splay
 - 3-062 Parking - swept path analysis
 - 3-200 Elevations - existing
 - 3-201 Elevations - proposed
 - 3-210 Elevations - context
 - 3-D1/2/ visualisations massing
4. The design responds to pre application advice received from the local authority under reference 22/00649/PREMTG as follows:
 - Reduction from 2 storey to single storey
 - Reduction from 3 bedroom to 2 bedroom
 - Reduction of massing to the school boundary, in effect, replacing the existing fence with a single storey brickwork boundary wall.
5. The proposals have been adjusted to provide a dwelling that fits comfortably on the site and is set back 22m from the front of the existing street frontage and school building.

SITE CONTEXT

- 6. Site address:
8 Stock Lane
Whaddon
MK17 0LS

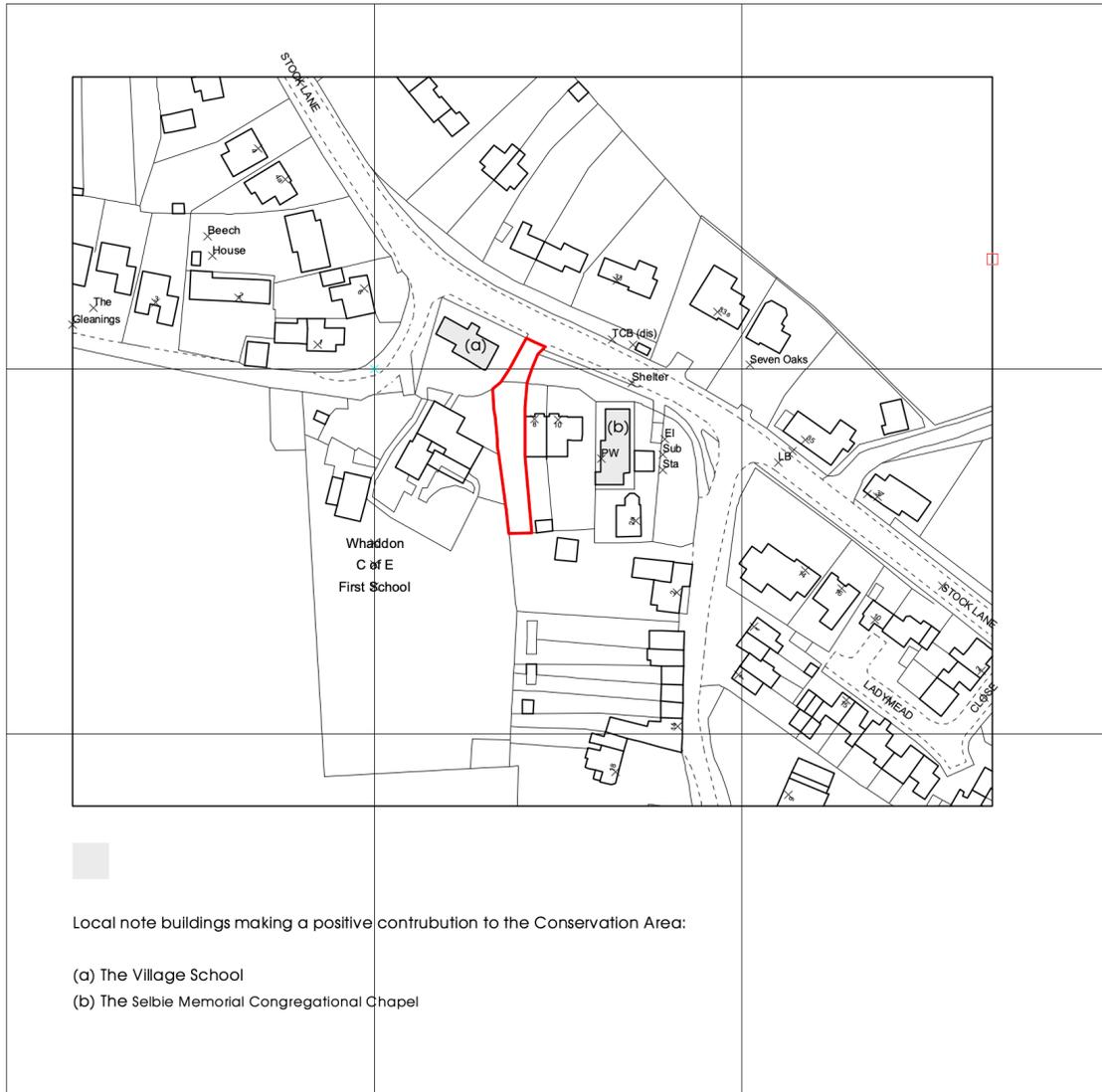


Fig 1: Location map, red line boundary identifying the site.

- 7. The application site area, edged in red, is approximately 370 m².
- 8. The site is located in the Village of Whaddon but outside of the Conservation Area. See map (Fig 2) on page 8.

9. The neighbouring developments are generally 20th Century.
10. The existing semi-detached house at 8 Stock Lane is located on a wide, double plot.
11. In 1986 a single storey rear extension was granted planning permission. Part of this extension protruded past the gable elevation of the existing house, but this has since been removed as part of recent renovations.
12. The site shares a boundary to the east with Whaddon C of E First School.
13. The site slopes up gently from north to south with a level change of approximately 1.5m.
14. There is a small level change between the site and the school grounds with the school being on higher ground.
15. The applicant has commissioned a measured building survey of the existing house and a topographical survey of the site.



Top left: view to the front of the house



Top right: land the side of the house (viewed from the front), note side extension now demolished.



Bottom left: view to the rear of the house with site for new dwelling indicated



Bottom right: land the side of the house (viewed from the rear)

Photographs taken November 2021



View of the rear following renovations of 8 Stock Lane - note the removal of the protruding rear extension, which is now inline with the gable of the house.



View of the proposed site, land to the side of 8 Stock Lane

Photographs taken May 2022

HERITAGE ASSESSMENT

16. The site of the proposed dwelling is outside the Conservation Area (blue line boundary below).

17. Earlier OS maps illustrate two separate outbuildings occupied the proposed site. Aerial photographs suggest that these structures were single storey, setting up the principle of development on this part of the site. Foundations of these structures are still evident on the ground.

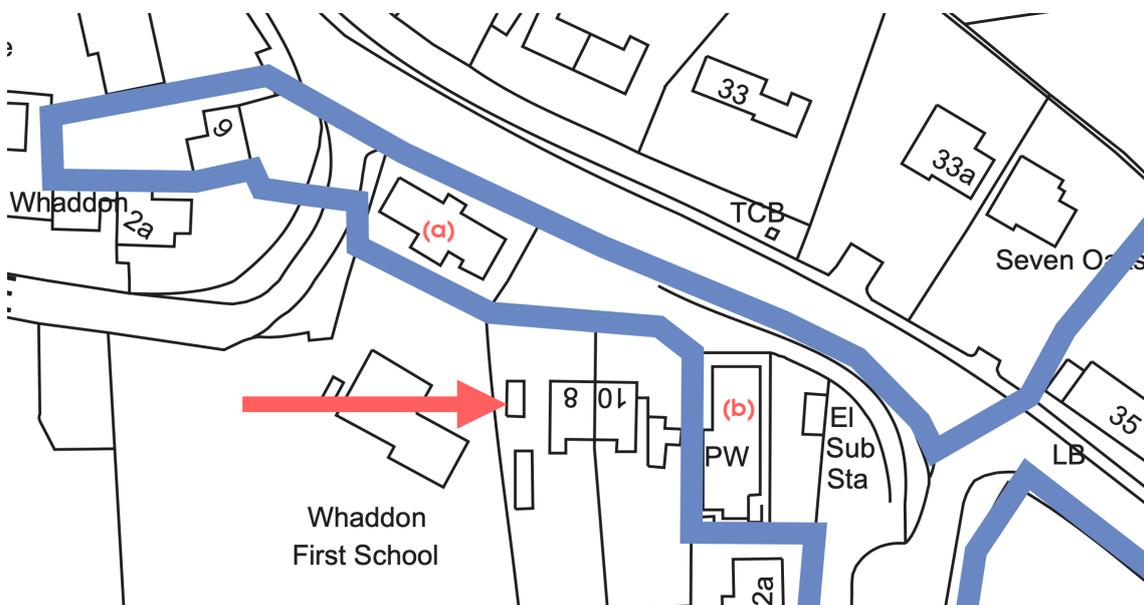


Fig 2: extract from Whaddon Conservation Area report February 2007 illustrating the boundary (blue line) and previous outbuildings on the site (red arrow)

18. There are two nearby buildings identified as being of local heritage interest:

- (a) The Village School on Stock lane
- (b) The Selbie Memorial Congregational Chapel

19. The proposed building will be set back from the main elevation of the existing semi detached house and will be set back 22m from the Village school (a).

20. The proposed dwelling will be partially screened from view by existing landscape and boundary features and will make a positive contribution to the Conservation Area through use of natural materials including a slate roof, red brickwork to match existing and careful design.



Fig 3. Visualisation from Stock Lane with the proposed new dwelling set back from the frontage of 8 Stock Lane, refer to the application drawings for drawings with annotations.

21. The proposed 30 degree pitch slate roof is in response to existing local buildings in the Conservation Area.
22. The proposed main roof material will be natural slate to match the existing house and nearby school. Note part of the neighbouring school is flat roof construction typical of the 1960's and 1970's.
23. The block plan submitted as part of the application drawings (drawing 3-052) illustrates that the proposed dwelling fits within the existing grain of development of Whaddon.
24. In the immediate locality there are a number of detached and terraced houses with similar distances between neighbours and similar garden plots. The proposal maintains the existing development pattern and density, and as stated previously is sited on the location of previous outbuildings.

DESIGN STRATEGY

25. The existing site is proposed to be split in two to allow for the creation of a modest single storey detached dwelling. This is to be subservient to the original house.
26. The shared access and driveway has been set out to accommodate 4 parked cars, 2 per dwelling, with 6m turning area.
27. The proposed dwelling is set back 2.6 m from the corner of the existing house.
28. The proposed house is single storey.
29. Natural slate roof with 30 degree pitched roof is proposed with the eaves at its lowest at the boundary with the school.
30. In terms of scale the new ridge line will be lower than the existing house. The proposed pitch follows the line of the existing hipped roof.
31. The proposed dwelling has a gross internal floor area of 75 m². This meets the space standards for a 2 bedroom house as set out in the Department for Communities and Local Government Technical housing standards – Nationally Described Space Standard (March 2015).

AMENITY

32. Two generous garden plots will be retained at the rear, the new garden being 112 m² and the garden to the existing house 132 m².
33. There are two small windows in the side elevation of the existing house facing the school. Please note that these windows do not serve habitable rooms, only ground floor toilet and first floor landing.
34. The proposed new dwelling does not extend past the 45 degree pitch line (in plan) taken from the first floor windows of the existing house. Neither does it impact the natural daylight levels which is demonstrated by taking a 45 degree pitch line (in elevation) from the ground floor rear windows of the existing house at 8 Stock Lane.
35. There are no windows or opening proposed to the school boundary.
36. The impact of potential noise from the school on residents has been mitigated by the solid masonry boundary wall which will be fully insulated party wall construction. The only anticipated level of noise is from children playing outside which is not considered to represent an amenity issue for the residents.

LANDSCAPE & SUSTAINABILITY

37. The proposed landscaping is illustrated on the site plan (drawing 3-051) and includes 30 linear metres of new hedging to the boundary.
38. As part of the renovations to the existing semi-detached house at 8 Stock Lane, the applicant agreed to replace the existing boundary fence by agreement with the school.
39. The applicant has commissioned a Biodiversity assessment and Preliminary Ecological Assessment. Please refer to these reports for further information.
40. The driveway is retained with improved porous gravel system. The rear garden, currently a mix of concrete and hardstanding, is to be landscaped with domestic planting.
41. The proposed roof has a proportion of sedum as part of a green roof system, for rainwater retention and biodiversity enhancement.

42. The oil tank has been removed and will be replaced with an air source heat pump located to the rear of the house. Refer to separate Sustainable Construction & Renewable Energy Statement.

ACCESS & PARKING ASSESSMENT

43. The existing access from the highway will be retained with no requirement to amend the junction.
44. The proposals demonstrate capacity for 4 on plot spaces (2.8m x 5.0m), 2 per dwelling in accordance with the local authority parking guidance. Refer to separate Transport Statement.

CONCLUSION

45. This Design Statement provides supporting information for full planning permission for a new two bedroom single storey dwelling on land to the side of 8 Stock Lane.
46. The application has been submitted following pre-application advice under reference 22/00649/PREMTG received in March 2022.
47. The proposed scheme has been amended in accordance with the advice including the following:
- Change from 3 bedroom 2 storey to 2 bedroom, single storey dwelling
 - Reduction in ridge and eaves height, responding to the site levels and mediating between the scale of the existing house and the school boundary.
 - Orientation and design of windows to avoid overlooking and loss of privacy.
 - Improved access and entrance design
48. Additional context elevations, showing neighbouring buildings, have been developed alongside 3d visualisations. These drawings illustrate how the proposal is set back from the street frontage and does not harm the character of the conservation area or impact nearby buildings of local interest.

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49. As set out in the Planning Statement, the proposed dwelling is considered to be sustainable development, which paragraph 11 of the NPPF explains should be treated with a presumption in favour and therefore granted permission.

50. The proposed house has been carefully designed to respond to the character of the area. The form, materials and detailing offer an opportunity for an attractive addition to Stock Lane and the surrounding area of Whaddon.

51. The supporting reports confirm that there are no technical considerations that indicate the development should be refused. We therefore respectfully request that the application is duly granted permission.