

DESIGN & ACCESS STATEMENT

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF REPLACEMENT DWELLING AND ANNEX - MANOR FARM, NEWBOLD, HALL LANE KINOULTON, NOTTINGHAM NG12 3EF

INTRODUCTION

1 The application proposes the demolition of an existing two storey dwelling and attached double garage and the construction of a replacement two storey dwelling with an attached one and a half storey, self-contained annex. The proposed building will occupy the site of the existing dwelling, which is the subject of an agricultural tie. The applicant intends that the agricultural tie should be transferred to the new dwelling, which will also provide agricultural accommodation.

2 This Design & Access Statement (DAS) is prepared in accordance with the guidance set out by CABE, the Commission for Architecture & the Built Environment as detailed in Design & Access Statements – How to write read and use them, and the guidance contained in the Communities and Local Government publication - Guidance on information requirements and validation

3 This DAS therefore sets out the thinking behind the submitted planning application, and provides a written justification for the development, explains the design principles and concepts that have informed the development and how access issues have been dealt with.

ASSESSMENT

Physical context

4 The site occupies a rural location adjacent to the eastern edge of the village of Kinoulton. Adjacent areas have heritage interest and will need careful consideration.

5 Hall Lane consists of a concentration of development near to the village and then opens into the countryside with a few dispersed dwellings and farm buildings. Hedgerows provide a strong feature interspersed with trees

6 The existing dwelling and garage are set a considerable distance back from the lane, with a hedgerow boundary and a few ornamental trees to the front. The dwelling and garage are constructed in brick under a gabled roof clad in profiled concrete tiles. A double height bay window with timbered section occupies the front elevation and is typical of the estate developments within the settlement.

Social context

7 Kinoulton offers a few local facilities and has limited access by public transport.

Economic context

8 Future occupiers will continue to support the local economy and pay Council Tax and other contributions towards the provision of local facilities, services and infrastructure, in accordance with statutory and other council priorities

Planning Policy context

9 Please refer to the Supporting Planning and Heritage Statement

Involvement

10 None

Evaluation.

11 The site is within the countryside. The existing dwelling has a suburban feel to its design. There is an opportunity to improve the appearance with a new dwelling. The proposed replacement dwelling will need to be of a scale and design which is appropriate to this rural location and will need to avoid any harmful impacts on the nearest occupiers, heritage interests and site biodiversity.

DESIGN

12 The following design considerations are identified: -

Use	Residential with self-contained annex consistent with the existing use
Amount	One dwelling with attached annex
Layout	The development retains the same location as the original property
Scale	Domestic scale – Main element two storey to reflect the local character with a one and a half storey annex to promote the appearance of subservience.
Landscaping	The scheme retains the existing ornamental trees and the roadside hedgerow
Appearance	Main two storey element constructed in stone with a one and a half storey annex in contrasting brickwork to promote the appearance of subservience and evolution of the dwelling.

ACCESS

Consultation

13 None

How access will be achieved

14 The development will conform to the appropriate Building Regulations for access purposes.

15 The existing vehicular access will continue to serve the property. It is not considered that the development will generate any material increase in traffic which is likely to result in highway safety concerns.

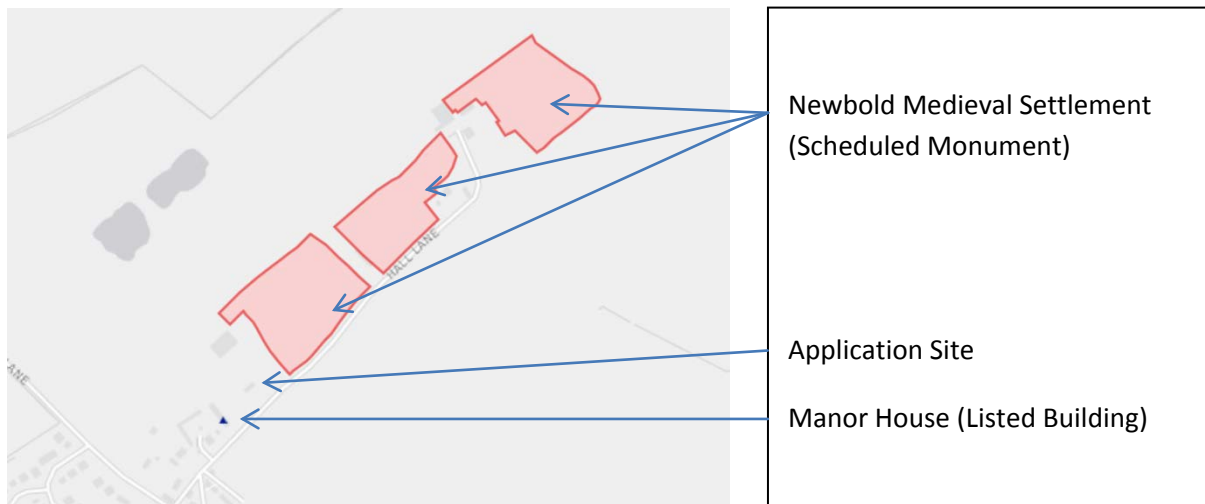
HERITAGE ASSESSMENT

The Application Property

1 The application property is not in a conservation area and is not listed. The existing dwelling dates circa 1960 and is of unremarkable design. It is considered to make little contribution to the character and visual amenity of the area.

Heritage Assets

2 A search of the Nottinghamshire Historic Environment and Historic England records reveals one listed building (The Manor House) to the southwest of the site and a scheduled monument (Newbold Medieval Settlement) to the north east of the site.



Listed Building

3 The Manor House is a Grade II listed building, first listed on 21 September 1979. The listing details are reproduced at Appendix A

Scheduled Monument

4 The Newbold medieval settlement is a scheduled monument. Historic England's listing details are reproduced at Appendix B

Significance of the Heritage Assets

5 The significance of the listed building is mainly derived from its architectural features and use as a dwelling, whilst the medieval settlement is of historic importance manifested in the open character of the site, physical features across the site, buried remains and archaeological interest.

SUPPORTING PLANNING STATEMENT

Introduction

1 The application proposes the demolition of an existing two storey dwelling and attached double garage and the construction of a replacement two storey dwelling with an attached one and a half storey, self-contained annex. The proposed building will occupy the site of the existing dwelling which is the subject of an agricultural tie. The applicant intends that the agricultural tie should be transferred to the new dwelling, which will also provide agricultural accommodation.

Planning Policy & Constraints

2 The Local Plan Proposals map shows the site to be within the countryside.

3 Rushcliffe Borough Council adopted the Local Plan Pt1 Core Strategy in December 2014 and Local Plan Part 2: Land and Planning Policies in October 2019. The following policies are considered relevant: -

Part 1

Policy 1 Presumption in Favour of Sustainable Development

Policy 3 Spatial Strategy

Policy 10 Design and Enhancing Local Identity 71

Policy 11 Historic Environment 75

Policy 17 Biodiversity 103

Part 2

Policy 1 Development Requirements 16

Policy 22 Development within the Countryside 96

Policy 28 Conserving and Enhancing Heritage Assets 111

Policy 38 Non-Designated Biodiversity Assets and 137

4 The National Planning Policy Framework (NPPF) and Residential Design Guide SPD are material planning considerations

Principle

5 The development proposes the replacement of an existing dwelling

6 Pt1 Policy 3 establishes that development outside the main built up area of Nottingham and other identified key settlements will be for local needs only. Pt2 2 Policy 22 establishes that the extension and replacement of dwellings will be permitted subject to a number of detailed considerations.

7 It is considered that the proposed development will enhance the appearance and character of the landscape, consistent with these policies. The existing dwelling is also the subject of an agricultural tie. It is intended that the tie be transferred to the replacement dwelling to maintain the status quo.

Heritage Impact

8 The Heritage Assessment identifies that the application site has no heritage designations but is relatively close to a listed building and a medieval settlement.

9 The site is already developed by the existing dwelling and attached garage. The ground on which it stands has already been disturbed and the proposed dwelling and annex will be situated in the same

location. The development does not impinge on any of the identified heritage assets and maintains a similar relationship to them, as the existing dwelling.

10 The design is considered to enhance the location and does not harm the significance of the heritage assets. The development is therefore considered to meet the aims of Pt 1 policy 11 and Pt 2 policy 28

Design, Landscape Impact & Amenity

11 The proposed dwelling maintains the similar two storey domestic scale of the original dwelling. The garage element is replaced with a one and a half storey annex. This is to be constructed in contrasting brickwork and combined with a lower roof height and recessed link, provides a subservient feature to the main stone dwelling.

12 The proposed development retains existing tree cover and in view of its similar siting and scale as the original dwelling and maintains a similar relationship to the landscape and neighbouring occupiers and is consistent with the aims of Pt 1 policy 10 and Pt 2 policy 1.

Biodiversity

13 The proposed development involves the demolition of the existing dwelling and garage. A protected species survey accompanies the application. It is proposed that the development will proceed in accordance with its recommendations to ensure that site biodiversity is protected and enhanced, in recognition of Pt policy 17 and Pt 2 policy 38.

Summary & Conclusion

14 The development proposes the construction of a detached dwelling and ancillary accommodation in the form of an attached annex. The development replaces an existing dwelling.

15 The construction of a replacement dwelling in the countryside is acceptable in principle. The design is appropriate to its location and does not harm the local landscape, amenity of neighbouring occupiers, or neighbouring heritage interests and site biodiversity will be enhanced. The development is therefore considered to be in accordance with local plan policies and the presumption in favour of sustainable development as detailed in Pt 1 policy 1 & NPPF paragraph 11.