



# Mount Charlotte

Proposed Replacement Dwelling

## Planning Statement

Including Design & Access Statement

May 2023

<http://www.guytaylorassociates.co.uk>

## Project Information

Date: 16.12.2022

Project: Mount Charlotte, Newstead Abbey Park, Nottinghamshire, NG15 8GE

Project Ref: 812.1359.3

## Client Information

Client: Private

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This document has been prepared by: Guy Taylor Associates | Job no: 812.1359..3 | Date: May 2023 | Status: Concept Development |

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# 1.0 Introduction



# 1.1 Introduction & Brief

Guy Taylor Associates have been commissioned by our client to look at a scheme to provide a new dwelling to replace the existing property known as Mount Charlotte, Newstead Abbey Park. The scheme focuses on redeveloping the site through the demolition of the existing property and an adjacent curtilage building and the replacement of this with a high-quality, family home.

This statement is submitted in support of the scheme to obtain Planning Permission from Gedling Borough Council.

The existing property consists of a detached family home formed of a C20 Hacienda style property with a number of C20 outbuildings along with associated gardens and land. The application will take the form of a Planning Application for demolition of the existing property and outbuilding and the construction of a replacement dwelling.

For the purpose of this assessment, the brief is to look at proposals for the redevelopment of the proposed site, citing the characteristics of the site and the integration of the proposal.

Local and National planning policies have been outlined in-line with the proposal, the site, and the wider context to ensure that the proposal is in-keeping and sensitive to the context.



## 2.0 Site & Context



## 2.1 Project Site

The site is situated northeast of Newstead Abbey Park within woodland between the villages of Ravenshead and Newstead Village. The existing building stands isolated from other dwellings, surrounded by mature pine trees that act as natural barriers and forms privacy from the nearest dwelling.

The site is accessed via a private shared road from the A60 Nottingham Road at Ravenshead via the East Gate to the Abbey grounds. A further driveway then spurs off the main Abbey driveway around 400m into the park and provides private access to a number of private dwellings and travels a further 700m through Gunthorpe Hagg Wood before arriving at the property known as Mount Charlotte. No further properties are accessed of this drive beyond Mount Charlotte.

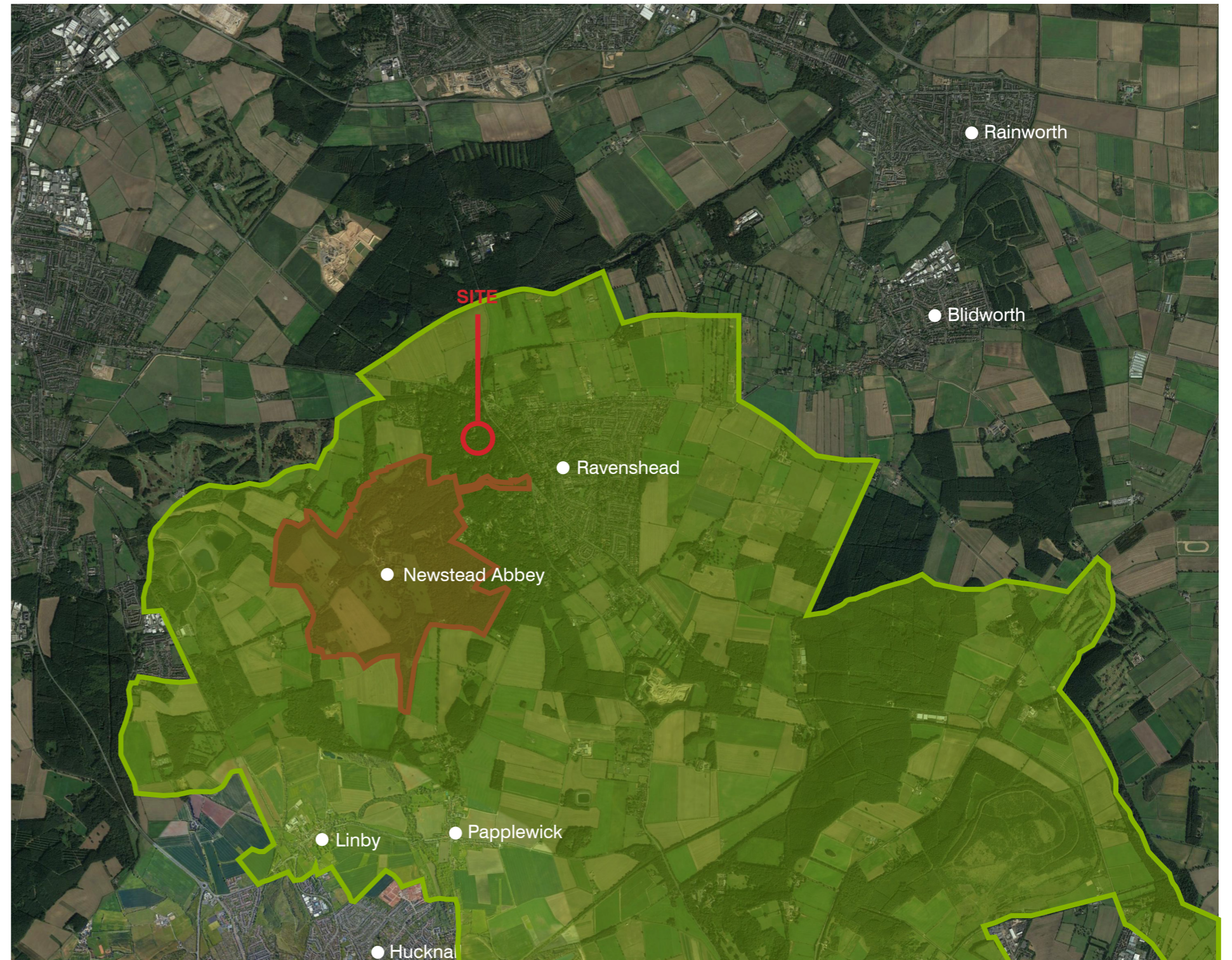
The immediate application site comprises around 1.68 acres of gardens and woodland and further 1 acre of land adjacent. The existing building is a large detached home with a series of extensions and a range of outbuildings plus formal gardens, all of which sit within woodland.

With reference to the Nottingham Insight GIS mapping resource:

- The site is not within a flood risk area (also as defined by the Environment Agencies Flood Map for Planning).
- The site is not within a Conservation Area nor does it form part of or contain any recognised heritage assets.
- The site is not within a site of Biological Importance or Site of Specific Scientific Interest.
- The site is not in an area defined as ancient woodland.
- The site is considered to be wholly within the Green Belt. Gedling Borough Council's relevant green Belt policies apply. These are outlined in Section 3.2 of this document. This has informed the design parameters of the proposals.

 **Nottinghamshire Green Belt (Gedling Green Belt Boundary)**  
GBC Policies LPD 12 - 15 Green Belt

 **Newstead Abbey Registered Historic Park & Garden**  
GBC Policies LPD 29 - Historic Landscapes, Parks and Gardens





## 2.2 The Existing Property

The existing property is a large detached dwelling originally built in 1977 as a dormer bungalow to replace a smaller residential chalet, possibly used as an annex to the neighbouring property 'The Oaks'. This was further extended in 1987 resulting in the property as we see it today.

The style of the existing dwelling (1) is not in-keeping with the character of the local area and does not reference the local vernacular in its language, form or materiality adopting a Spanish-Hacienda style with classical columns, covered balconies, white render and low pitched, terracotta tiled roofs.

Two outbuildings sit to the north and east of the main dwelling and provide additional accommodation and amenity in the form of an annexe, garage and games room/leisure space. The style of these also references the host dwelling being of white render with pseudo-Spanish/Classical detailing including columns. A lawful development certificate has been granted recently for these- (ref: 2022/1289).

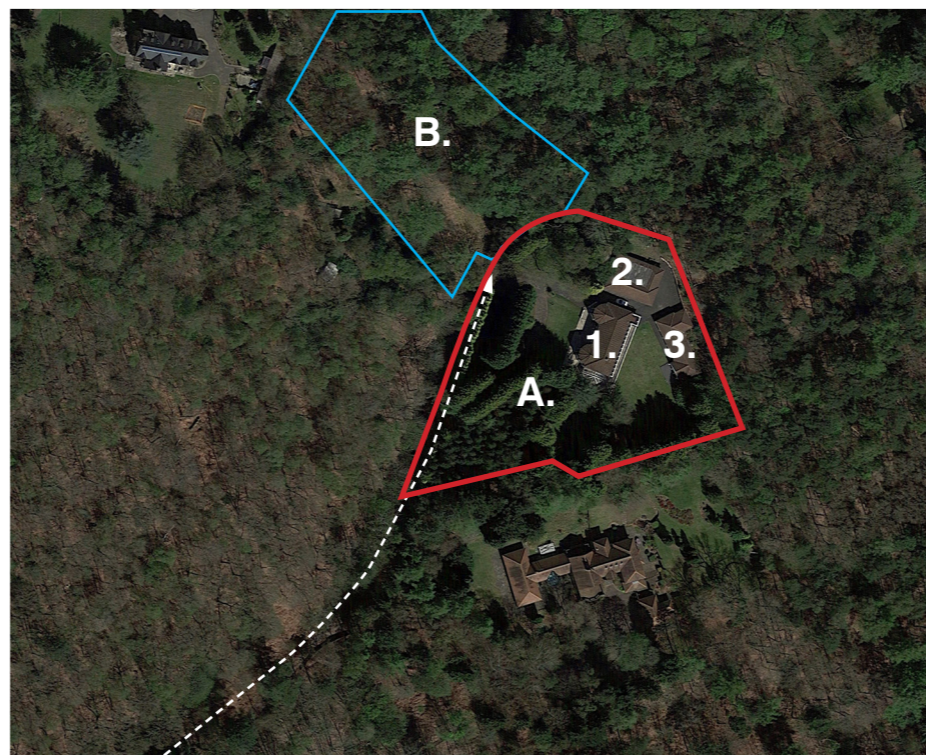


Top Left: Existing Site Diagram

Top Right: View of west elevation

Bottom Left: Detail elevation of the bay within the west elevation

Bottom Right: North east corner of the east elevation seen from between the two outbuildings with the garage/annexe on the left and the games room to the right



### Aerial Site Plan Key

A. Main Dwelling & Gardens

B. Additional Land within the Ownership of the Applicant

1. Existing Dwelling Extents

2. Existing Games Room

3. Existing Annexe and Garage



## 3.0 Planning Context

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## 3.1 Planning History

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### **1977 Application Ref 77/0040 - Approved 15th March 1977**

Application to extend a very small Chalet which existed at the site. This building is not evident within the fabric of the existing structures and is set outside of the current footprint and has therefore been subsequently replaced with a new Dwelling.

### **1977 Application Ref 77/0800 - Approved 14th June 1977**

Application for 'Proposed House at Brackenhill, Newstead Abbey'. Case Officer has stated this is the original application for the house as it stands on site. There are however two versions of the design within the file provided by the Case Officer. The later version titled 'House at Brackenhill' is dated November 77 which is after the approval date and more accurately aligns with the building as it exists on site.

Our position is that the consent was amended within months of the approval and it is the second 1977 scheme which was constructed as it accords with the fabric on site. No evidence has yet been provided to support the contrary view that the earlier scheme as constructed rapidly following approval in mid June 1977 then the roof removed and altered only five months later in November 1977. We do not agree that any sensible developer would remove an expensive, brand new roof from the building and replace it within weeks of completion.

Again we turn to the definition within the NPPF for 'original building' this is framed within Annex 2: Glossary as. "*A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.*" here we make the case that the definition of 'built' being the built form when complete and as no evidence is available to support the officer view that the June version was constructed, we must follow the evidence that supports the case for the November version being the building that was constructed and completed on site.

### **1979 Application Ref 79/1801 - Approved 1st Nov 1979.**

Application to add a conservatory to the property. The conservatory is still in existence. By this time the name of the property had changed to Mount Charlotte.

### **1987 Application Ref 87/0971 - Approved 27th July 1987**

Application to extend the original building into its present form with the exception of the outbuildings. There are two versions of the floor plan on the file but there is a version very close to the building as it exists which includes the external toilet and boiler room at the rear. This approval pre-dates the green belt designation.

### **1989 Local adoption of Nottinghamshire Green Belt. - Nottingham Greenbelt approved by Government 1980, adopted Locally June 1989.**

### **1997 Application Ref 97/1497 - Approved 8th Jan 1988**

Application to fell 2 pine trees.

### **2022 Application Ref 2022/1289 - Approved 10th Feb 2023**

Lawful Development application for the outbuildings at Mount Charlotte.

Following this review, it is clear that all development at the site is lawful and framed within the unconditional consents outlined above. All permitted development rights are retained at the site.

## 4.0 Proposed Development

# 4.1 Proposals

## 4.1.1 Principle of the Proposal

The overall principle for the re-development of the property is one that seeks to improve both the quality of the accommodation provided and the overall quality of the design of the dwelling. The existing dwelling has no stylistic relationship with the context of Hagg Nook Wood or with the wider Newstead Abbey Park. Instead it draws upon a fashionable style from the 1970's and 1980's which conceptually looks more towards the Spanish-Hacienda style. The material palette and detailing is also one that does not employ the local vernacular being of white render and terracotta tiles as opposed to the local stone and red brick that is historically the prevalent building material of the area.

The proposals look to replace the property to provide a C21 family home that better suits the historic context of Newstead Abbey Park. The proposals look to blend traditional forms, materiality and detailing inspired by the Gothic, Norman and Tudor styling of the abbey with contemporary living and modern technological advances in glazing and construction. The overall form of the main two storey part of the property employs steeper gabled roofs, widely seen within the context and heavy masonry for the most part with the lower single storey elements expressed as contemporary pavilions of glass and flat roofs.

As part of the design it is proposed to orientate the house with the main living spaces facing west and the ancillary spaces to the east. The proposed single storey elements housing the kitchen and living space are located to have the best visual connection with the gardens and the late afternoon sun.

As part of this application it is also proposed to demolish the separate games room to the immediate north to create a more open area to the north of the proposed dwelling with improved landscaping.

## 4.1.2 Architectural Details & Materials

The new proposals seek to move the dwelling away from the A-contextual styling of the current property and align the form, massing, architectural style and materials with the historic vernacular of Newstead Abbey Park whilst still delivering a contemporary C21 dwelling. The octagonal projecting bays of the existing property are replaced in the new dwelling by gables and the roof pitches are steeper, referencing estate buildings such as the Stables and Gardener's Cottage both constructed when the estate was under the ownership of William Fredrick Webb, whilst the single storey extensions to the west look to a more contemporary language being of overhanging flat roofs and large glazing to connect with the gardens.

The proposed materiality of the new dwelling will follow this and take its palette of materials from those found around the abbey grounds including those of the aforementioned stables and Gardeners' Cottage built under the ownership of Webb. This would adopt a quarry faced coursed facing stone with ashlar stone detailing around windows, gable cappings and elsewhere. The roof would be of slate roofing tiles. This would be combined with contemporary materials and detailing in areas such as the single storey extensions to the west which adopt large scale aluminium framed glazing systems and powder coated aluminium cladding.

## 4.1.3 Proposed Accommodation Details

At ground floor the new property will provide large, modern kitchen and living spaces with large walls of glass orientated towards the gardens and wider views this will be either side of a large central hallway running from east to west which also contain the vertical circulation of staircase and a lift. Immediately adjacent to the kitchen, to the east is a large family room, forming a snug for TV watching and playroom. Between this and the central hall are ancillary spaces such as utility, cloak, WC and home office. To the north of the central hall is family leisure spaces such as a cinema and games room with bar. The first floor provides six bedroom suites including a large master suite and guest suite both benefiting from private lounges, en suite bathrooms and dressing rooms.

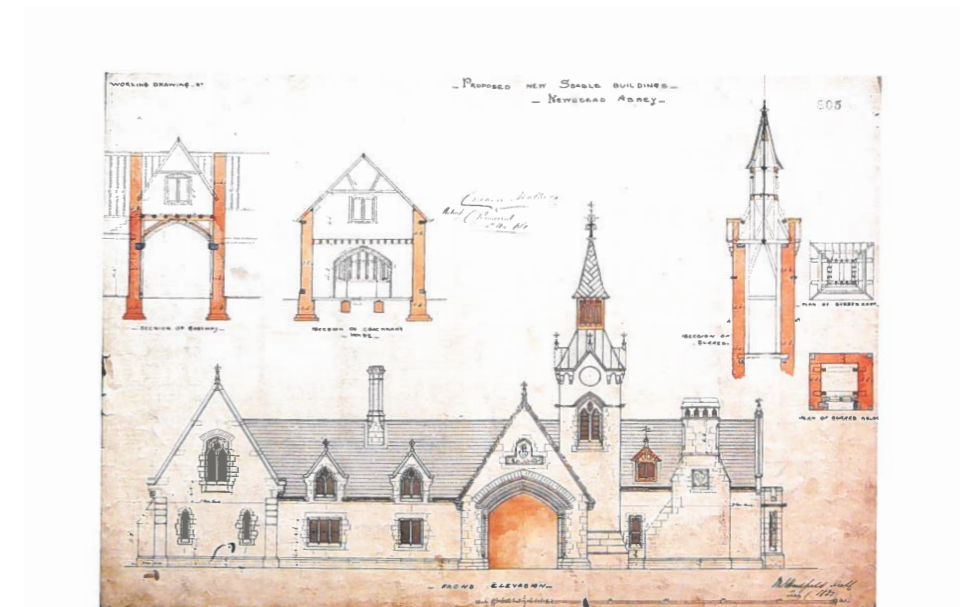


Plate 94. M E Hadfield. 'Proposed new stable buildings - Newstead Abbey - Front Elevation, 1861'. Sheffield Archives (Reproduced by kind permission of Hadfield, Cawkwell, Davidson)

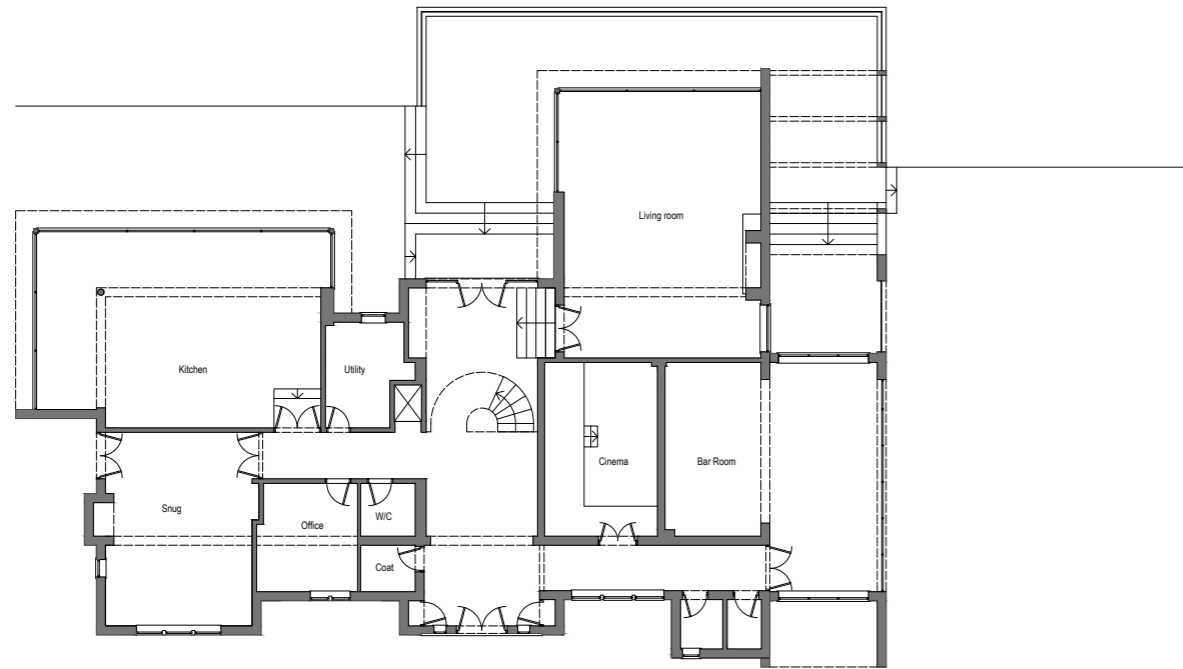
fig 24. Drawing for M.E.Hadfield's new stable block for Webb



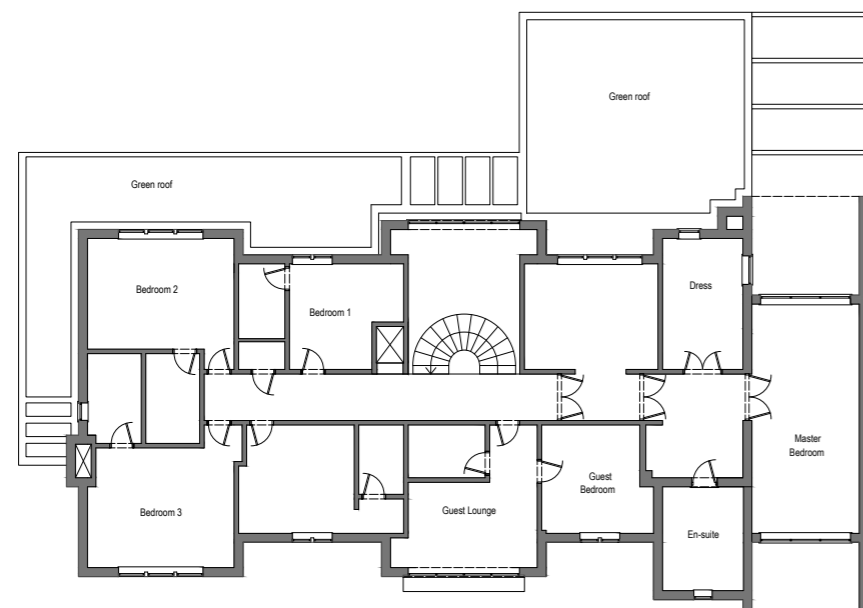
fig 25. The Gardeners' Cottage, Newstead Abbey



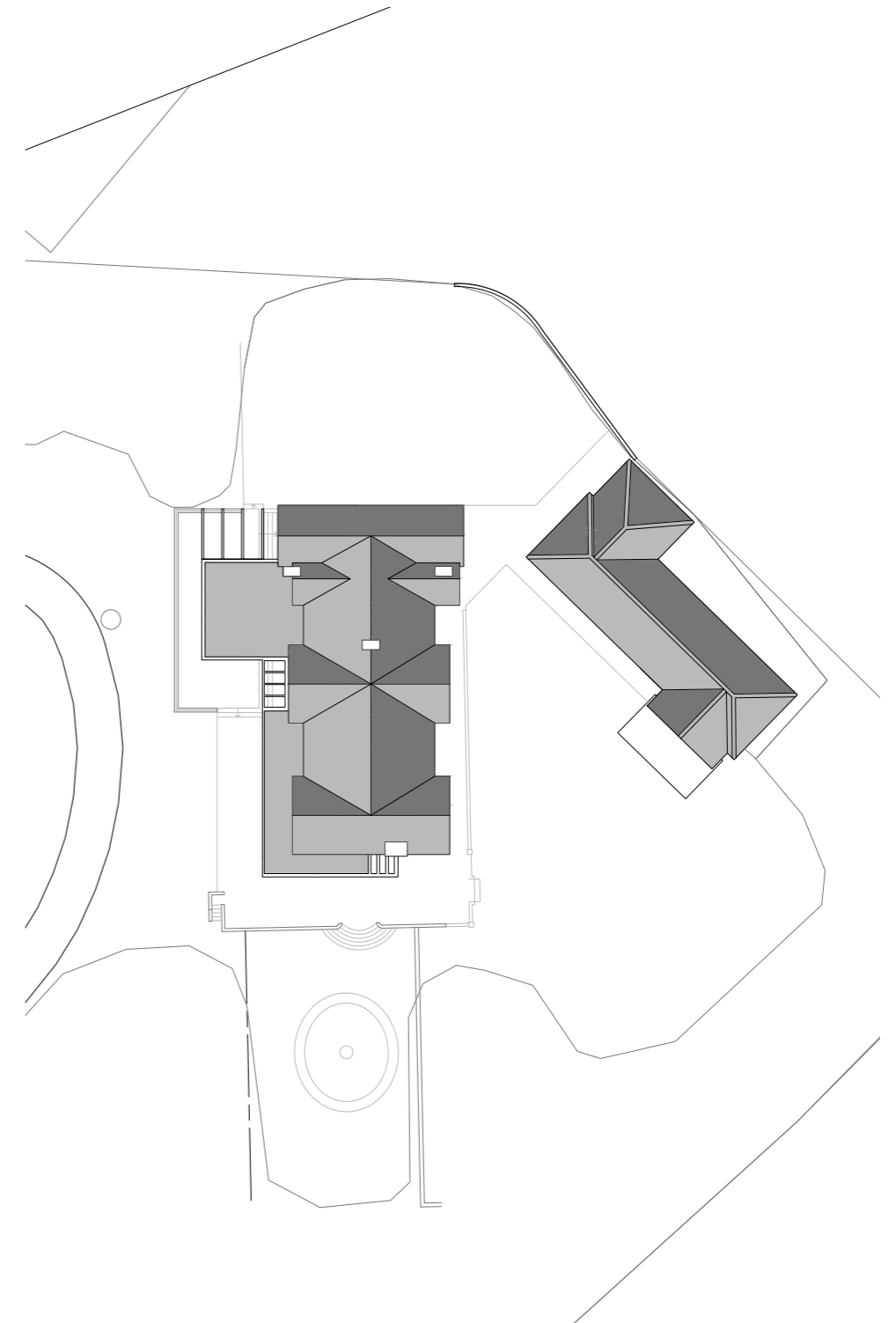
# 4.2 Proposed Floor Plans



Proposed ground floor plan



Proposed first floor plan



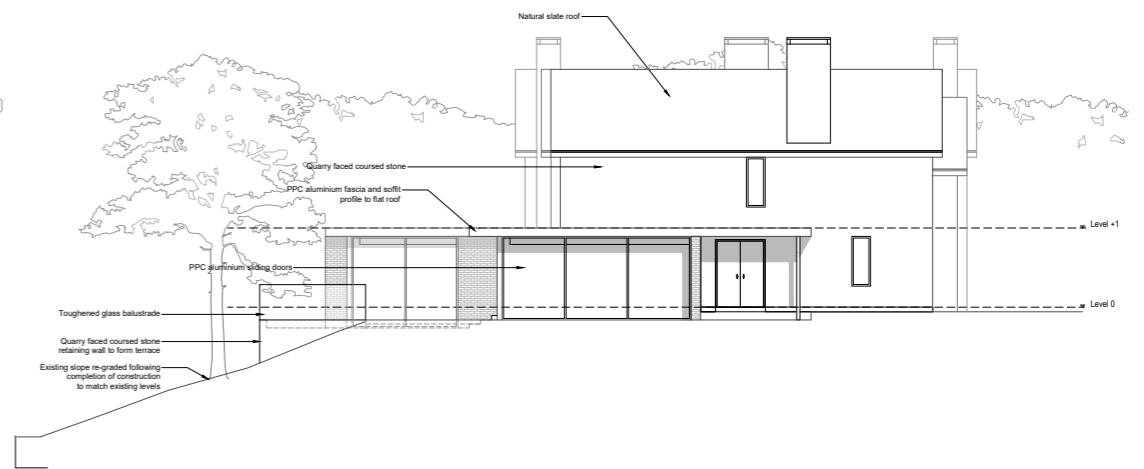
Proposed Site Plan

# 4.3 Proposed Elevations

Proposed North West Elevation



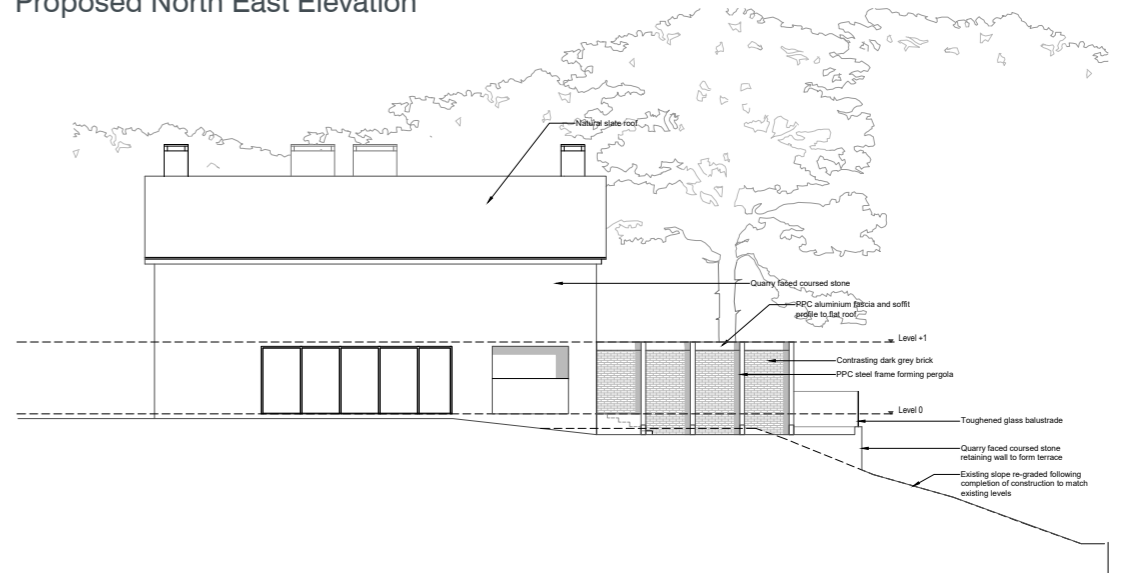
Proposed South West Elevation



Proposed South East Elevation



Proposed North East Elevation





## 4.4 Proposed Visualisation - North West Elevation





## 4.5 Proposed Visualisation - South East Elevation





## 4.6 Highways & Access

### 4.6.1 Highways

The existing access to the property is via the internal private roads within the Newstead Abbey Park and Estate from the A60 Nottingham Road. There is a large area of suitable hard-standing for parking within the site. The access and parking arrangements are not proposed to change as part of this application.



fig 35. View of the East Gate to Newstead Abbey (A)



fig 36. View along the access driveway to the site (B)



# 4.7 Flood Risk

## 4.7.1 Flood Potential

Flood risk comes from a number of sources including nearby watercourses (including ditches, rivers and the sea) and surface water caused by weather events. The below identifies the particular floor risks to this application site and utilises the Environment Agencies' 'Flood Map for Planning'.

## 4.7.2 Flood Risk

**Fluvial Flood Risk** | There are no nearby watercourses and the Environment Agencies' Flood Map for Planning shows the application site and importantly the egress from the site as being wholly within Flood Zone 1 with a very low risk of flood risk from rivers. Very low risk means that this area has a chance of flooding of less than 0.1% each year.

**Surface Water Flood Risk** | Although mapping shows some record of surface water flooding to the north of the dwelling this is still classed as Very low risk.

**Other Sources of Flood Risk** | There are no other relevant sources of flood risk - the site is too far from the sea or from other water bodies for any risk to be posed from these sources.

**Combined Flood Risk** | This section shows that the relevant flood risk sources – fluvial and surface Water – are not predicted to affect the site. We therefore consider that there is no known existing risk of flooding on the site.

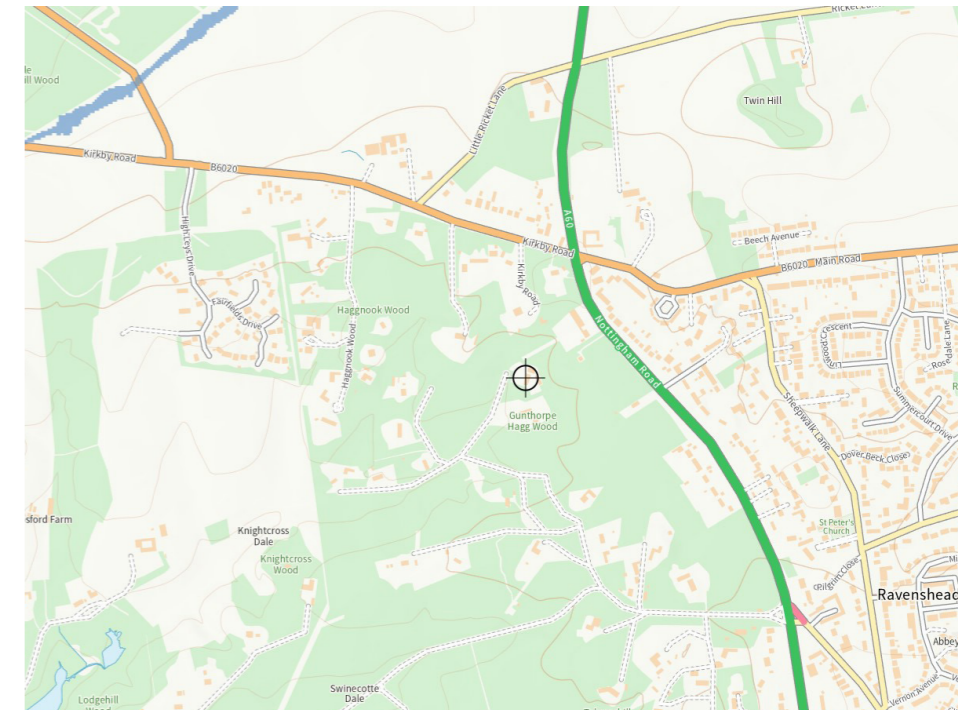


fig 37. Fluvial flood Risk Map for Planning

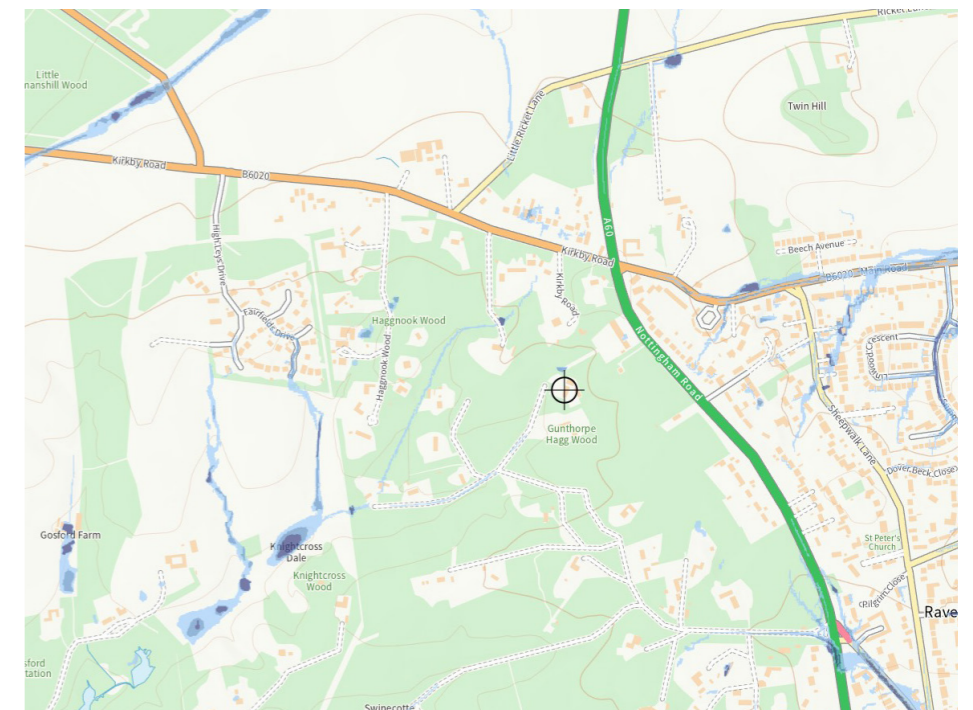


fig 38. Surface Water Flood Risk Map for Planning

# 5.0 Planning Policy

# 5.1 Planning Policy

## 5.1.1 Relevant Planning Policy

**NPPF Para 149** explains that new buildings located within the green belt are inappropriate with exceptions to this defined within a limited list.

**Para 149 Clause d)** allows for “*The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.*”

**Adopted Local Plan Policy LPD 14** rates to replacement buildings in the Green Belt.

**LPD 14 Clause a)** of the policy deals with buildings which are largely untouched and have not been extended since construction, in this instance the replacement structure can be up to 50% larger than the original building.

**LPD 14 Clause b)** of the policy focusses on buildings which have been substantially extended which undeniably is the case with Mount Charlotte which has enjoyed the benefit of approved extensions and enlargements. Clause b) states:

*“Where buildings have been substantially extended, replacement buildings will only be granted where the new buildings have the same or reduced floorspace as the buildings replaced.”*

Our interpretation of this is that the plural use of the word ‘buildings’ gives the ability to consider more than one structure within the site subject to further clarification within the Adopted Local Plan. It is also the case that the thrust of the policy aims to ensure the replacement structure or structures is of a similar or reduced footprint. The proposition of not materially larger is wholly consistent with the NPPF.

The existing buildings on the site total 892sqm\*, the proposed scheme, following the demolition of the existing dwelling and the adjacent outbuilding to the north and the construction of the new replacement building coupled with the retained outbuilding to the east, results in a total floorspace of the buildings of 872m2\*. This is a clear and demonstrable reduction of floorspace of the buildings on the site following development.

**LPD 14 Clause c)** sets out the expectations for replacement buildings which are to:

- i. *be in keeping with surrounding character in terms of height, bulk, form and general design;*
- ii. *conserve any historic significance the building may have;*
- iii. *not adversely affect valuable views into or out of settlements or previously developed sites; and*
- iv. *not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.*

In terms of LPD 14 clause c. and the requirement for replacement buildings to be in-keeping with the local character, this specific part of the Abbey estate is characterised by very large new houses on large plots. The immediate site associated with the dwelling at Mount Charlotte is 6,778sqm (1.68 acres) the current house is 528sqm\* which is comparatively small when compared to the footprints of neighbouring properties. The outbuildings provide a further 364sqm\*, with the total built form on site being 892sqm\*. In addition a high proportion of those neighbouring dwellings within the immediate vicinity have been significantly extended or replaced within the last 20 years. These include:

- ‘Tabramcore’ - replacement dwelling with detached garage permitted 2013
- ‘Glenwood’ - replacement dwelling 2008
- ‘Tall Trees’ - replacement dwelling 2014

In each of these cases the replacement dwellings were significantly increased from those buildings which they replaced. In this case some where in-line with policy allowances for replacement dwellings at the time of decision making, in others such as ‘Tabramcore’ this was significantly above that allowed at the time of decision making but overcame this by including outbuildings, basement, attic space and detached garages.

The current Adopted Local Plan Policy also contains number of supporting paragraphs with further explain the requirements for replacement buildings.

**LPD 14. Paragraph 6.4.4.** explains that “*In certain cases, replacement buildings more than 50% larger may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:*

- *an overall improvement in the openness on site through the removal of curtilage buildings;*
- *an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;*
- *the continued preservation of heritage assets; or*
- *the continued viability of a rural land based business.”*

In the absence of any built heritage or any rural business the site, the first two points are the key focus. However it can be said that the proposals clearly demonstrate these two points.

The scheme does offer an overall improvement of the site by the removal of curtilage buildings resulting in a 10% reduction in footprint and a more compact form. The principle elevation is reduced in length from 43.8m to 29m a reduction of some 14m or 33%. these concepts of an overall improvement to the openness of the greenbelt are wholly consistent with the thrust of Local and National Policies which aim to protect and enhance the Green Belt.

On the second point, it has been agreed with officers that the existing building is the result of a number of consents over a span of years which have resulted in an incongruous structure. The present building contains no architectural merit and provides no enhancement to the site. Officers agree that the proposals are more coherent and do provide an improvement to the appearance of the site through high quality design.

*\* calculated on the basis of Gross External Floor Area (GEFA) as set out in the Adopted Local Plan supporting paragraph 6.4.6 and includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories and any balconies and car ports where floor space is enclosed in some way to provide a built structure.*



# 6.0 Conclusions

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# 6.1 Conclusions

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The application site is wholly within the green belt and therefore subject to both local and national policies covering development in the green belt. Local Policies set the limit on the replacement of buildings within the green belt.

Both local and national policy suggest that in the case of replacement buildings within the green belt, these should not be materially larger than the ones they replace. The Gedling BC adopted Local Plan further clarifies that where buildings have been substantially extended, as is the case with Mount Charlotte, replacement buildings will only be granted where the new buildings have the same or reduced floorspace as the buildings replaced (Gedling Local Plan Part 2 – Policy LPD 14(b)).

The proposals within this document, namely the demolition of the existing dwelling and the and the adjacent outbuilding to the north and the construction of the new replacement dwelling, provide a clear and demonstrable reduction of floorspace of the buildings on the site following development in-line with the thrust of both the NPPF and Policy LPD 14(b).

The proposed scheme which is the subject of this application fully accords with Policy LPD 12 (c) in be in keeping with surrounding character in terms of height, bulk, form and general design, which is predominated by large houses set within generous plots, many of which are far larger than that which currently exists or is proposed and by virtue of the explanation within section 5.1.1 of this document would not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.

Furthermore the proposed scheme offers an overall improvement in the openness of the greenbelt in accordance with supporting paragraph 6.4.4 through the removal of curtilage buildings resulting in a 10% reduction in footprint and a more compact form. This is wholly consistent with the thrust of Local and National Policies which aim to protect and enhance the Green Belt.

In addition and pertinent to the same supporting paragraph 6.4.4, it has been agreed with officers that the existing building is the result of a number of consents over a span of years which have resulted in building of no architectural merit and providing no enhancement to the site. Officers agree that the proposals are more coherent and do provide an improvement to the appearance of the site through high quality design.

The long-standing, fundamental principles for good design taken from Vitruvius are that it is: fit for purpose; durable; and brings delight.

Both local and national planning policies make clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

Design needs to respond to many factors including its appearance, its response to context including local distinctiveness, its identity, quality of materials and detailing, form; including size, bulk, massing and relationship with the site.

The existing building is of poor quality design which does not reference or reflect the local character. The materials used are not in keeping with those local to the area or found within the context and does not reflect the local distinctiveness.

The proposals seek to address this and look to Newstead Abbey itself for design inspiration. The form, massing, materiality and detailing of the proposal will look to better align the property to the local distinctiveness, whilst at the same time achieving the practical objectives of the applicant in terms of providing a dwelling which meets their requirements for C21 family life and will do so for years to come.

It is considered that the proposals provide a much greater ambition for design than the existing property displays. The proposed new dwelling form a coherent scheme that the meets applicant's requirements whilst respecting the site, the wider context and the local distinctiveness of Newstead Abbey Park.

In conclusion it is believed that the scheme presented within this application has been accordingly assessed with all relevant policy and will not only be seen to comply with the policy but will represent a marked improvement when compared to the existing dwelling.

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