



CMIA

DESIGN, ACCESS AND HERITAGE STATEMENT

STOKE LODGE
STOKE HAMMOND
MK17 9BU

ELECTRIC VEHICLE CHARGER

MR D RANCE

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CONSULTANTS / CLIENT

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SECTION 1 INTRODUCTION & APPLICATION

1.1 THE PROPOSAL

1.1.1. This statement forms part of a planning application for the relocation of an electric vehicle (EV) charging unit from the external wall face of Stoke Lodge to be located on a free-standing post adjacent to Stoke Lodge and the existing driveway.

1.2 OVERVIEW

1.2.1. The site currently accommodates the existing Stoke Lodge House, which is accessed from the Lodge Lane / Newton Road junction. The application site is centrally placed within the village of Stoke Hammond.

1.2.2. The proposed siting of the electric vehicle charging unit will be on the ground adjacent to the side (South) elevation of Stoke Lodge.

1.2.3. The proposal will:

- Remove the existing EV unit and electric conduit which is currently fixed to the external elevation (East) of a side projecting section of Stoke Lodge. This elevation is set back from the principle front elevation of Stoke Lodge.
- Making good of the external face of the brickwork to Stoke Lodge.
- Provide a new black free-standing metal post to locate the EV charger.
- Existing electric conduit to be removed and new wiring taken below ground to the new EV charging post.
- Will remove and repair the current impact of the EV charging unit to the Stoke Lodge building.
- Will relocate the EV charger to a free-standing post away from Stoke Lodge, positioned out of site from the principle elevation and approach respecting the Grade II Listed building.

The application seeks to respect the constraints of the site and setting of Stoke Lodge house.

1.3 APPLICATION

1.3.1. This application seeks planning approval for the removal of the existing electric vehicle (EV) charging unit which is currently fixed to the external side (East) elevation of Stoke Lodge and for its relocation on a free-standing post away from the building.

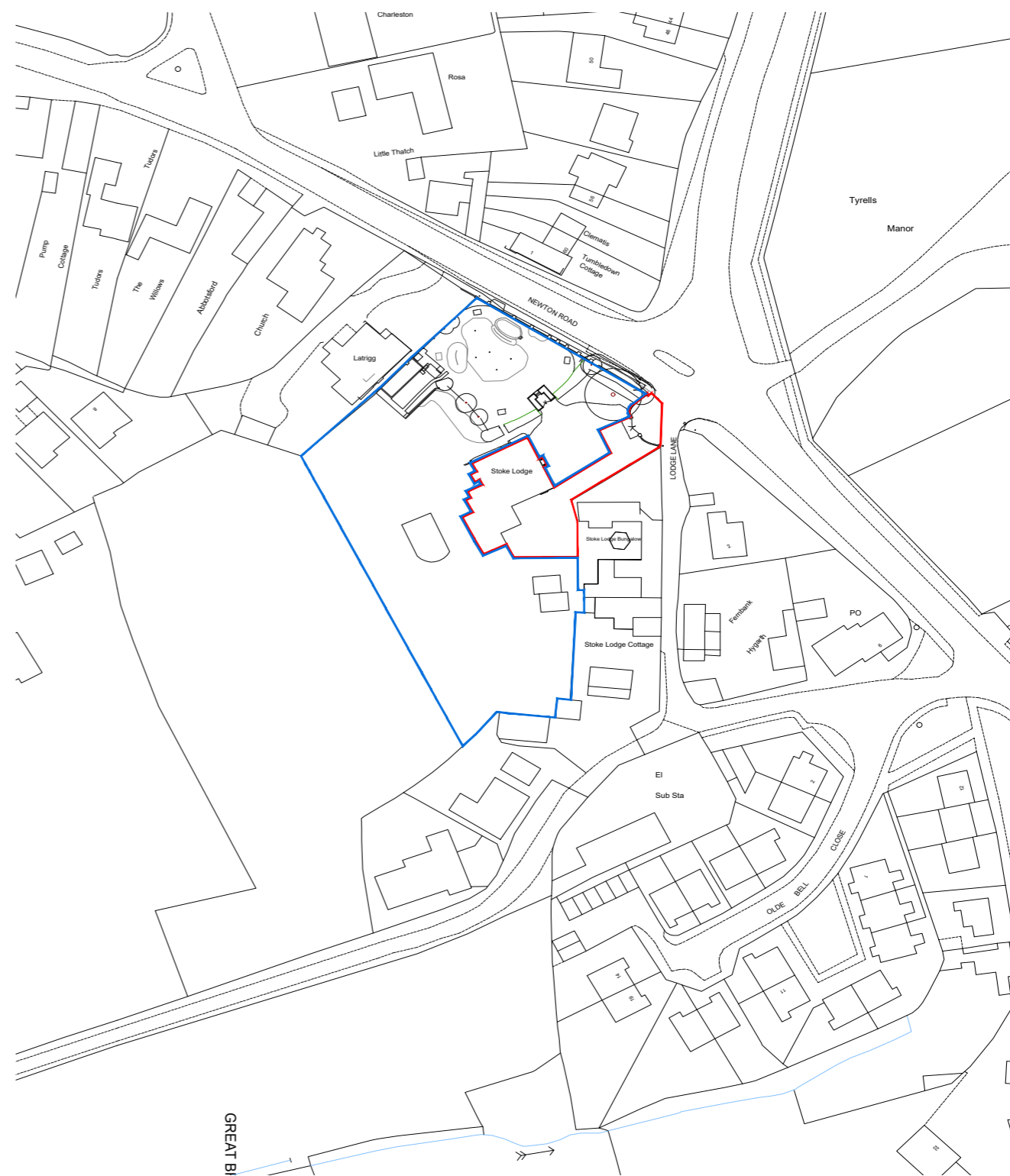


Fig 1. Site location plan.

SECTION 1 INTRODUCTION & APPLICATION

1.4 SITE LOCATION

1.4.1 Stoke Hammond has a tranquil village setting, and is located within the Aylesbury Vale District of North Buckinghamshire.

1.4.2. Stoke Lodge is a Grade II Listed building. Historic England List entry number: 1115979 (6 July 1984).

1.4.3. Stoke Lodge House, Historic England listing description: House Circa 1830-40. Whitewashed render, slate roof of steeper pitch than usual, boarded eaves with shaped brackets between windows, flanking brick chimneys. 2 storeys, 5 bays, 3-pane sash windows with raised architrave surrounds and sills on shaped brackets. Central door with 2 arched glazed panels, shaped fanlight and panelled reveals. Porch has flat entablature on Ionic columns. Another wing attached to rear left-hand corner.

1.4.4. The site is surrounded by smaller developments along Lodge Lane to the South East, which contains a variety of single and two storey dwellings with several being built post-war newton road including Latrigg on the adjacent time. The top end of Lodge Lane crosses in front of the existing gated access leading to Stoke Lodge, with the bottom of Lodge Lane leading to MD Autocare MOT centre further to the South, which abuts the South boundary of the Stoke Lodge gardens.

1.4.5. The wider context shows the village of Stoke Hammond lies to the East of the A4146 carriageway between Leighton Buzzard and Bletchley, Milton Keynes. A key feature of the village is the flow of the Grand Union Canal and open village greens along the main carriageway.

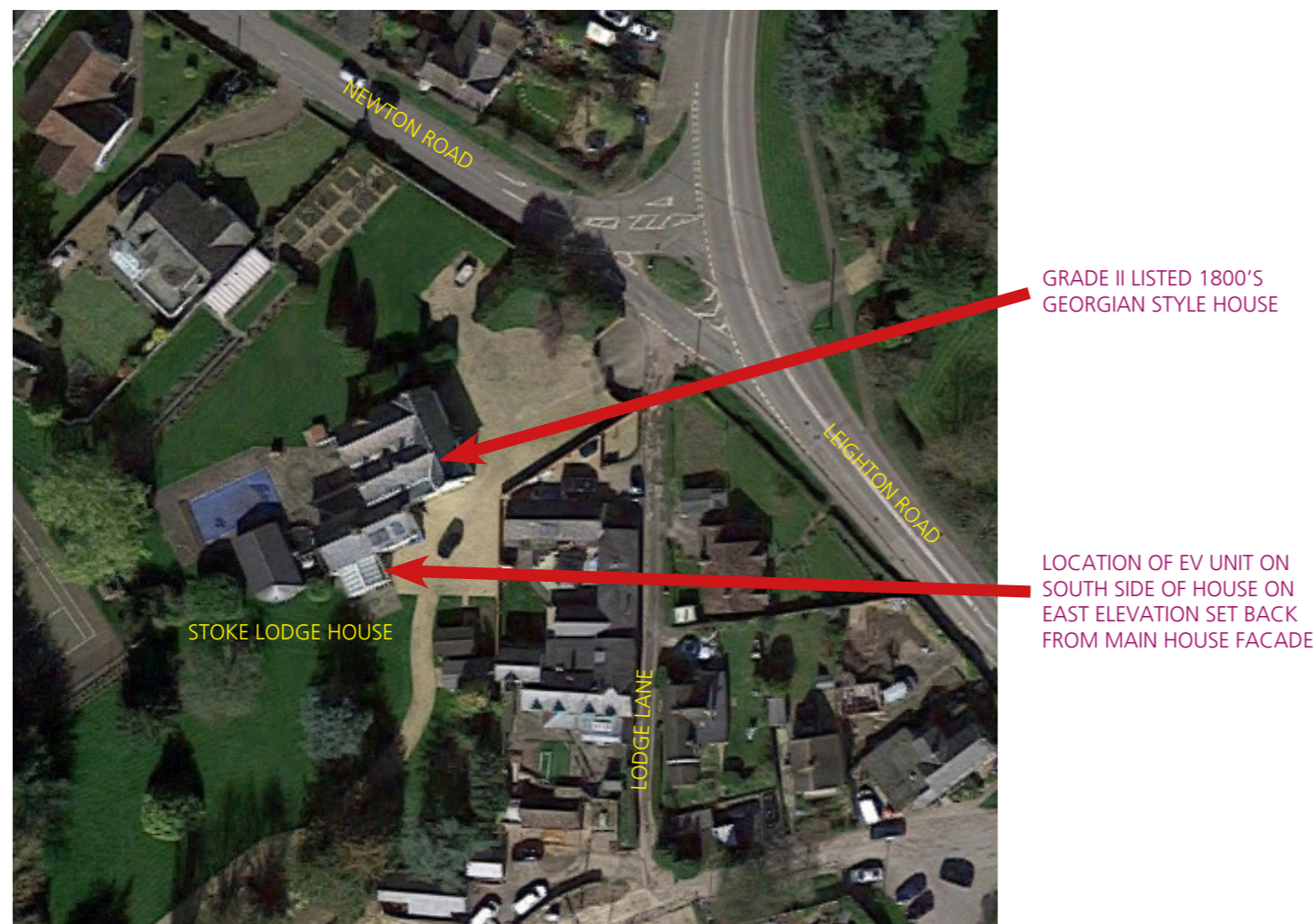


Fig 2. Aerial site plan showing the position of Stoke Lodge house and the current access from Newton Road.



Fig 3. Front (East) elevation view of Stoke Lodge house. EV charging post to be located off south elevation of house (left of picture) out of view of principle front elevation of Stoke Lodge.

SECTION 2 SITE DESCRIPTION AND CONTEXT

2.1 SITE DESCRIPTION

2.1.1 The site is set back from the Newton Road / Lodge Lane intersection, with the entrance consisting of cast iron decorative entrance gates.

2.2 NATURAL ENVIRONMENT

Topography

2.2.1. The levels at the front of the Stoke Lodge house and gravelled driveway are relatively flat, but the levels within the rear gardens fall away and slope downwards towards the South West corner towards Lodge Lane.

Drainage - Is the site liable to flooding?

2.2.2 The site is not located within the Environment Agency's area at risk of flooding (see fig 5).

Trees/Hedges- What trees and hedgerows are to be found on the site?

2.2.3 There are currently no TPO's belonging to the application site, but the inside face of the original brick

boundary wall to the North, contains 'yew' and 'prunus' tree planting and hedging, which provides a visual screen from the site to the public realm and stoke lodge.

Watercourses - Are there any watercourses crossing the site?

2.2.4 No watercourses cross the site.

2.3 BUILT ENVIRONMENT

Easements - Are there any easements for services that cannot be built on?

2.3.1 There are no known easements restricting development of the site.

Buildings - Are there any buildings/structures within the site that should be retained?

2.3.2 There are no existing structures within the site area that need to be considered.

Listed Buildings - Are there any listed buildings within or adjoining the site?

2.3.3 Stoke Lodge is Grade II listed property C.1840, and lies outside of the proposed application site to the south but within the site ownership boundary.

Conservation Areas - Is the building located within any conservation area?

2.3.4 The site is located within the Conservation Area of Stoke Hammond.

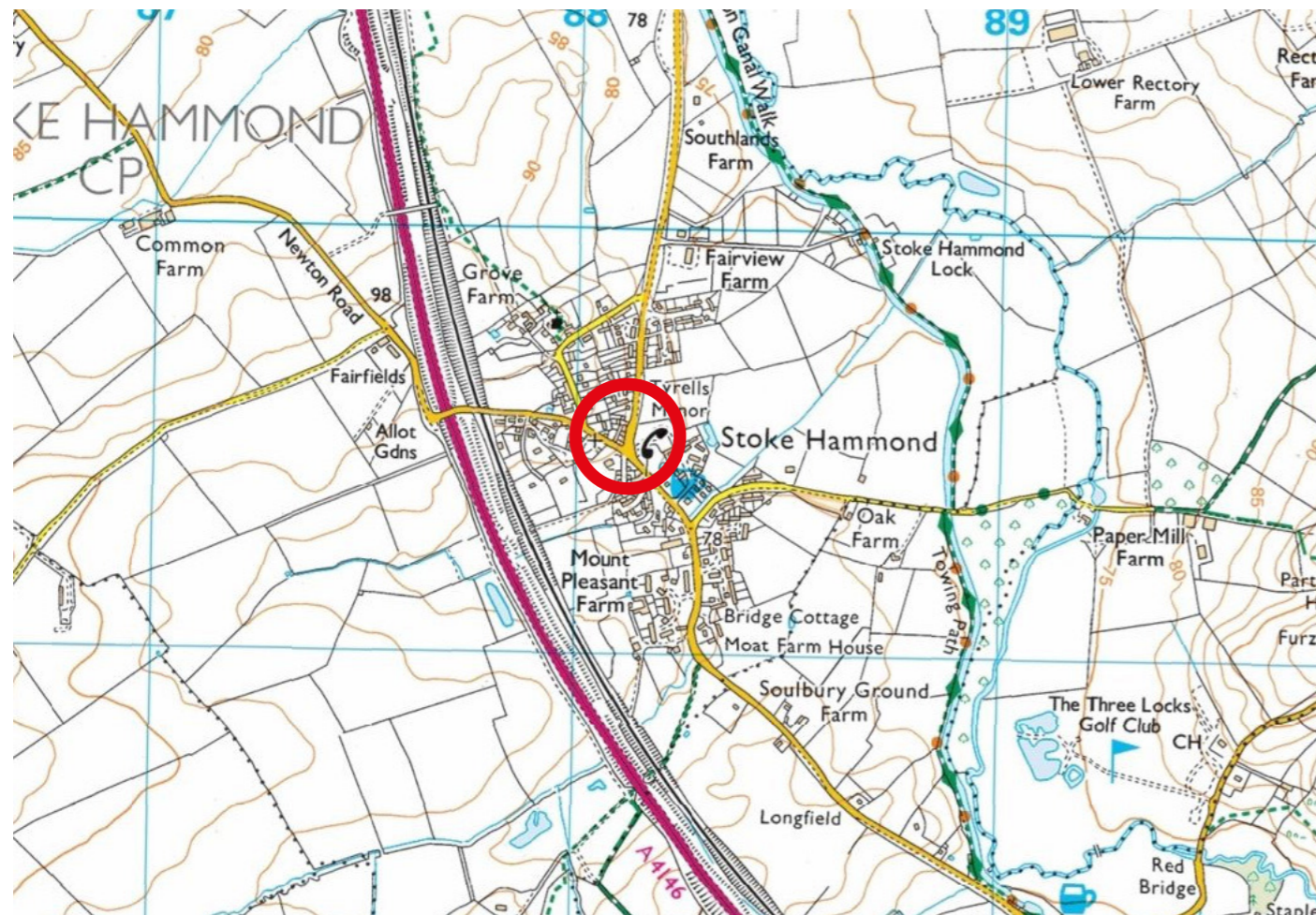


Fig 4. Ordnance Survey map of the application site in proximity to the dual-carriageway links to Leighton Buzzard and Bletchley.

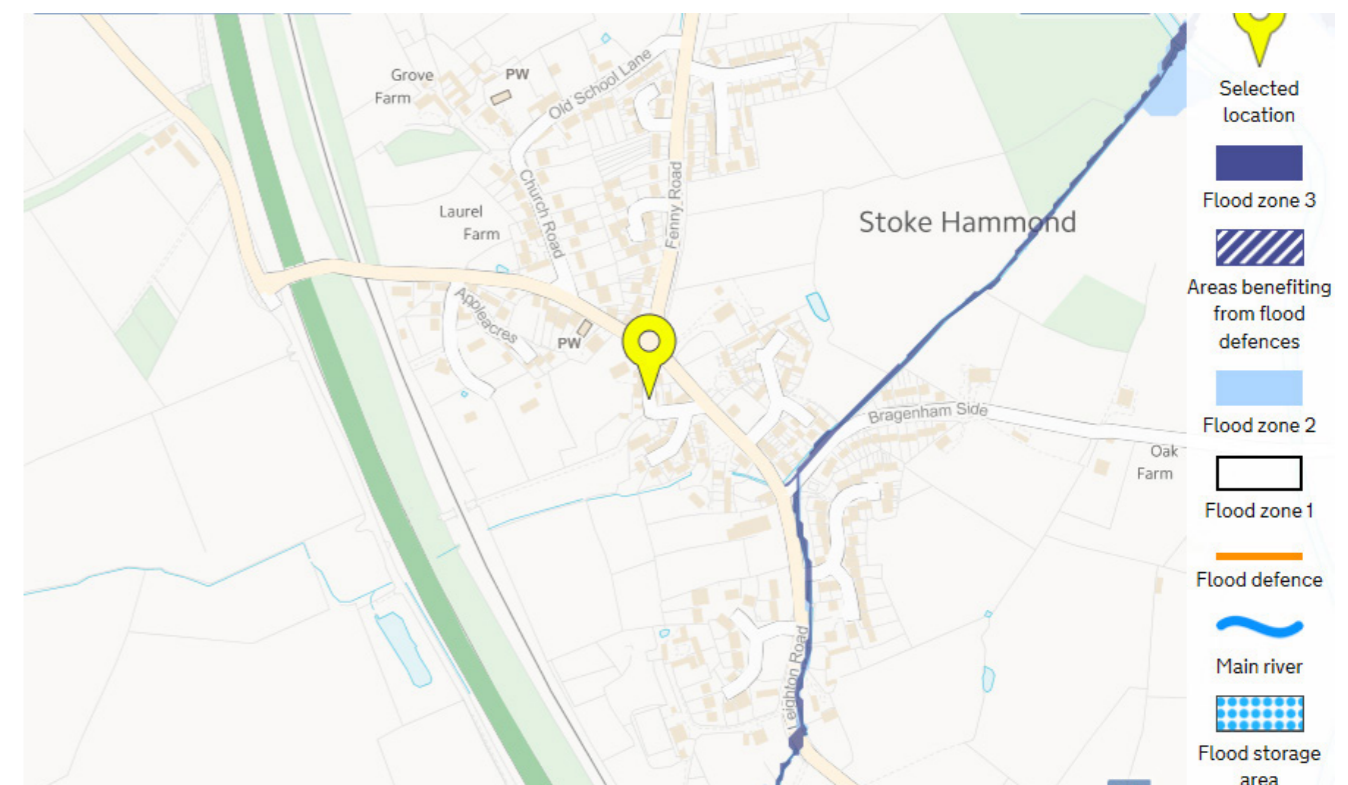


Fig 5. Environment Agency flood map- Shows the site is not at risk of flooding.

SECTION 2 SITE DESCRIPTION AND CONTEXT



Fig 6. View South of existing access leading to Stoke Lodge and Lodge Lane to the left.



Fig 7. View standing opposite the site entrance to Stoke Lodge.



Fig 8. View of the brick buttress wall flanking the front of the site and Side (North) elevation of Stoke Lodge.



Fig 9. Picture showing the existing electric vehicle (EV) charger fixed to the East facing external wall of a rear projecting section of the Stoke Lodge building. The proposal removes the EV charger and conduit from the wall and provide a free-standing post away from the building in the corner to the right of the picture which is out of sight from the principle entrance elevation of Stoke Lodge.

SECTION 2 SITE DESCRIPTION AND CONTEXT

Contamination - Is the site contaminated?

2.3.5 The site is believed not to be contaminated, as it has been a garden for residential use of Stoke Lodge dating back to the 1800's.

Adjoining Buildings - Are there any buildings adjoining the site? What is the form, scale and layout of these buildings?

2.3.6. There are no adjoining buildings, the site is enclosed by a brick boundary garden wall and a number of existing trees.

2.4 LAND USES

Local Facilities - What local facilities are there within walking distance of the site?

2.4.1 Amenities within the village are fairly limited with various small businesses scattered around the village, a small post office and Local Village Store within 200 yards of the site. The Dolphin public house along Leighton Road is now closed for business.

Surrounding Land Use - What is the use of land adjoining the site, either existing or proposed?

2.4.2. There is a mix of surrounding residential properties to the North and South East of Stoke Lodge. The property along the North West boundary is a bungalow, whilst other properties are either 1.5 or two storey red brick buildings or cream render of differing architectural character.

Existing Land Use - what is the existing land use of the site?

2.4.3 The history of Stoke Lodge dates back to the early-mid 19th century as residential use.

2.5 MOVEMENT

Rights of Way - Are there any existing rights of way across the site?

2.5.1 The site is currently accessed from a shared surface road linking Lodge Lane, but footpaths are provided to main carriageways.

Movement Framework - How does the site relate to the existing movement framework?

2.5.2 The site is currently accessible to existing bus stops with the nearest located 100m away. The buses enable connections to trains on the London Euston and St Pancras lines.

Pedestrian & Cyclist Access - Is the site easily accessible?

2.5.3 No cycle lanes are currently present within the village and cyclists are encouraged to use the road.

Parking Provision - What is the existing provision?

2.5.4 The frontage to Stoke Lodge has a large open gravelled driveway with spacious parking provision. The proposal does not affect or make any changes to the parking or access.

2.6 LEGIBILITY

Views - Are there any important views from the site or of the site from off the site?

2.6.1 Views onto the site at the rear are mainly enclosed by the existing boundary walls along Newton Road, existing trees and existing buildings including Stoke Lodge. Important views of Stoke Lodge are not affected by the proposal.

SECTION 3 PLANNING

3.1 PLANNING DESIGNATIONS & CONSTRAINTS

3.1.1. The following constraints are attached to the proposed application site:

- Sited within Stoke Hammond Conservation Area
- Stoke Lodge is a Grade II Listed building, C.1800's.

3.2 PRE-APPLICATION ADVICE

3.2.1. Correspondence between the applicant, Daniel Rance, and Lina Faridoon (Planning Compliance & Enforcement Officer at Buckinghamshire Council has taken place following a site visit by Lina Faridoon on 12 January 2023.

3.2.2. An email dated 8 September 2023 from Lina Faridoon of Buckinghamshire County Council provided advice to the applicant on their requirements for seeking the necessary approval. The advice stated that a planning application will be required for the new free-standing post electric vehicle charger unit. A Listed Building Consent application would be needed only if the charger was to remain on the Listed building.

3.3 PARKING STANDARDS

3.3.1. There is no proposed changes to the existing parking provision.

SECTION 4 PROPOSAL

4.1 THE PROPOSAL

4.1.1. The proposal removes the EV charger and conduit from the wall and provide a free-standing post away from the building in the corner between East and South facing walls a short distance from its current location on the wall. Moving the EV charging post into the corner hides it further from view of the principle elevation and approach to Stoke Lodge and respecting its setting.

4.1.2 On removal of the existing electric vehicle charger and electric conduit from the wall the wall will be made good. Any holes remaining in the brickwork are to be pointed with non-hydraulic lime mortar and painted to match the existing.

4.1.3 The proposed charger post is to be in black to blend with the existing black rainwater pipes on the building (Refer to Fig 12). The post will be bolted down to a small concrete pad below the gravel surface of the existing driveway positioned ~500mm away from the inside corner of the building so that it will be out of sight from the approach and principle front elevation of Stoke Lodge.

4.1.4 Power cables will be routed below ground to the proposed EV charging post so that they are not visible.



Fig 10. Picture in context showing the existing electric vehicle (EV) charger fixed to the East facing external wall of a rear projecting section of the Stoke Lodge building. The proposal removes the EV charger and conduit from the wall and provide a free-standing post away from the building in the corner to the right of the picture which is out of sight from the principle entrance elevation of Stoke Lodge.

SECTION 4 THE PROPOSAL

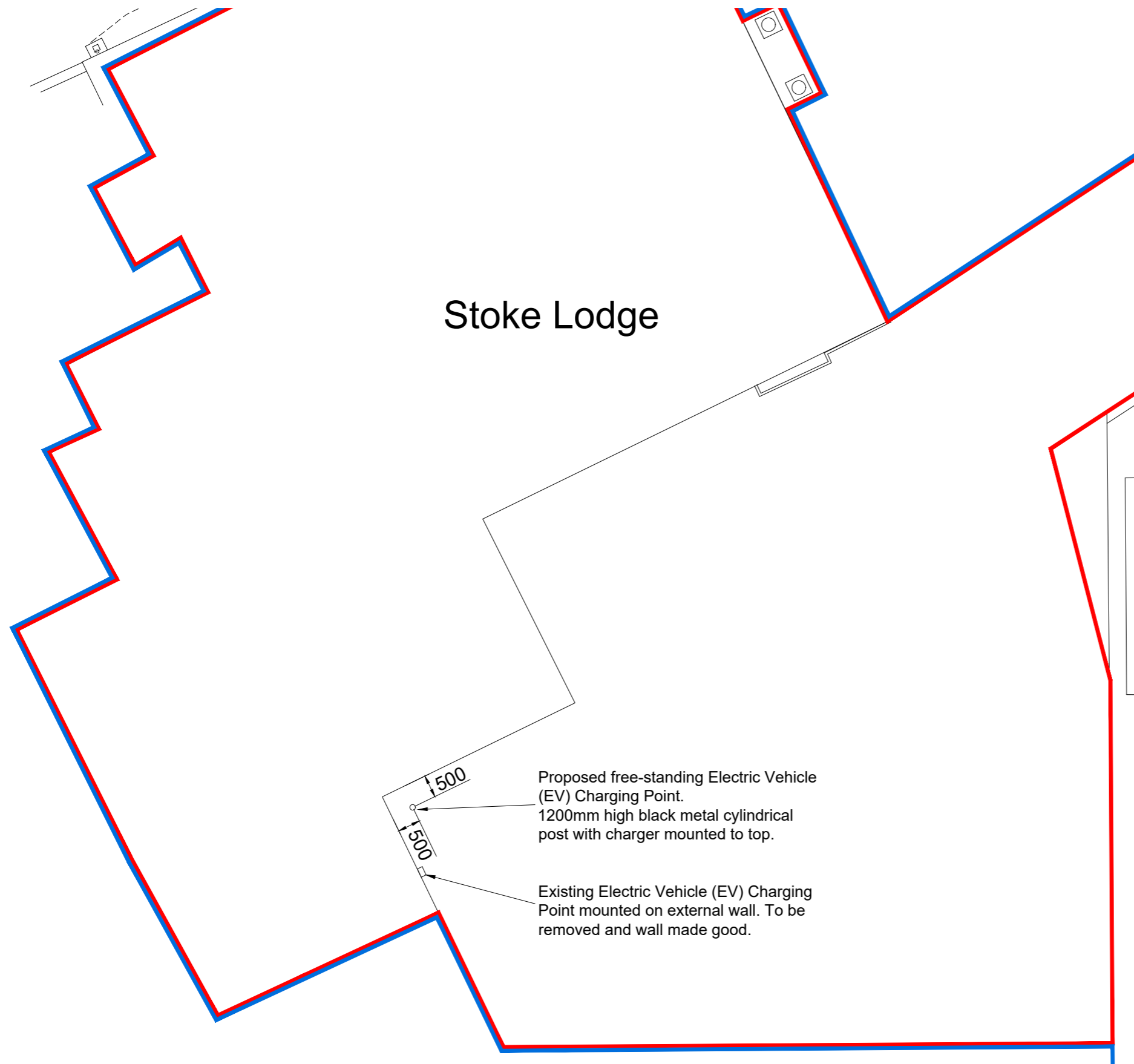


Fig 11 Site plan showing the location of the existing and proposed Electric Vehicle (EV) Charger.



Fig 12 Proposed free-standing Electric Vehicle (EV) charging post (Post to be finished in black and not as shown). The post is 1.3m tall with a 102mm diameter post. The charger unit is 330 x 290 x 112mm finished in light grey and black.

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