

DESIGN, ACCESS & PLANNING STATEMENT

For building plot adjacent to

White House, Upper Green, Wimbish, Saffron Walden. CB10 2XQ

8th October, 2023



Introduction

This statement has been drawn up in support of an *Outline Planning Application* for permission to construct a detached 'chalet style' residential dwelling on behalf of the applicant, Mr Atkin. The purpose of this statement is to demonstrate the comprehensive design process that has been progressed to formulate this proposed scheme in order to provide an integrated and sustainable development. The scheme has been developed in response to the context and character of the surrounding area.

This proposal is situated on a plot of land currently forming part of the amenity/garden land to the property known as the *White House* and currently under the ownership of the applicant. The proposed building will be sited on an independent new plot created within the far South Eastern section of the existing demise and will incorporate a new driveway providing a dedicated vehicle access to the plot from the adjacent public highway.

This statement is to be read in conjunction with drawing MA/23/01- Location and block plan.

Location

The plot is situated in Upper Green between the hamlets of Tye Green to the West and Wimbish Green to the East. It sits within a rural and secluded environment, predominantly within an agricultural arable farmland setting. It is located on an unclassified public highway South of the junction of the public highway between Tye green and Wimbish Green leading primarily to Lower House Farm in Lower Green.

There are around 10-12 residential properties and three farm complexes accessed from Lower House Farm Lane, two of which are towards the Southern end of the lane and known as Garrett Farm and Lower House Farm. The dwellings on the lane are somewhat variable in style and design, ranging from traditional cottage buildings and farmhouses through to mid to late 20C dwellings and on to recently developed properties at the lower end of the lane. The lane is a no-through road for vehicles continuing for approximately ½ mile where the highway terminates, continuing on further as an unmade byway past Lower Hall Farm.

To the east of the site at approximately ½ mile distance is Sampford Airfield which was used as an RAF fighter aircraft base during WW2. It served as a satellite base to RAF Debden and was decommissioned in 1948 and now used mainly as agricultural land. Adjacent to the Airfield is the course of the old Roman Road, which ran North/South between Thaxted and Great Chesterford of which very little evidence remains.

Communication links and local services

Upper Green is located 1.5 miles to the south of the village of Radwinter, 6 miles to the South East of the market town of Saffron Walden and 5 miles to the North west of the village of Thaxted. Upper green is effectively a small hamlet development between and incorporating Tye Green and Wimbish green which in total comprise around 100+ dwellings, Tye Green has a thriving Primary School known as Wimbish primary Academy and a Village Hall although there are few other facilities within the immediate vicinity.

Thaxted is a popular historic small town with a weekly market and good services such as a primary school, doctors surgery and Chemist. It also has a broad range of other services including supermarket, hardware store, newsagent, bakers, hardware store, petrol filling station and various other local services including public houses, restaurants, fish and chip takeaway, hairdressers, beauty therapist and gift shop. Thaxted has a regular bus service to Stansted/Bishops Stortford, Great Dunmow and Saffron Walden.

Saffron Walden is a thriving regional market town with all the associated shops and facilities of a centre of this stature including High school and primary schools, supermarkets, library, sports centre and a range of independent and national shops. it also has regular bus service connecting larger centres such as Cambridge, Bishops Stortford, Haverhill etc and is 2 miles from Audley End mainline railway Station.

The city of London is within reasonable commuting distance via mainline railway link accessed from Audley End, Stansted and Bishops Stortford stations and by road via the M11 motorway again accessed at Bishops Stortford. London Stansted Airport is located approximately 15 miles to the South west of Wimbish green, which is a considerable hub for commerce and employment within the local area.

The Existing White House Plot

The proposed plot is part of the demise known as the White House and is situated within a substantial plot running alongside the highway and narrowing towards the South-Eastern section. The total plot area equates to approximately 0.544 Hectares (1.34 Acres).

The existing two storey detached residential property on the existing White House plot is situated towards the North-West boundary of this extensive demise together with a coach house/garage structure and orangery/greenhouse. The property is served by a vehicle driveway accessed from the highway and is located between the dwelling and cartlodge/garage. The property is connected to all usual services including mains water, electricity and telephone. Waste and foul water is disposed of via a water treatment plant and surface water is disposed of via soakaways.



View of The White House from subject plot

Surrounding the dwelling and outbuildings is a well established and tended country garden with the remainder to the south previously being used as extended landscaped garden area and at one stage being a paddock for donkeys. This has not been used for this purpose for some considerable time and is currently a relatively overgrown and unkempt area of the plot.

The neighbouring property to the Southern boundary is a generously proportioned detached two storey dwelling known as new House.

The Proposed Dwelling Plot

The proposed plot area totals 0.1 Hectare (0.25 Acres) with the frontage to the highway having a dimension of 40m. The minimum width of the plot (at the centre) is 35m with the average depth being 30m. By current standards this demise equates to a good size plot area with plenty of external amenity/garden space to accommodate the proposed single detached dwelling.



General view across the plot from South-west boundary.

The boundaries to the highway and Southern area of the plot are generally of deciduous hedging of various commonly occurring varieties such as hawthorn etc. This varies in density and condition along the boundary-line, however generally provide good screening to these areas of the site. A seasonal watercourse/ditch is situated to the outside of these boundary lines which occasionally carries surface water from adjacent areas but mainly from the highway during periods of prolonged inclement weather. For the majority of time throughout the year these ditches are dry.



View of front boundary hedge facing north taken close to the Southern boundary

The North and East boundaries are defined mainly by timber post and wire fencing.



View of north-Eastern (rear) boundary line

The only other existing building in relatively close proximity to the plot is the adjacent property to the South-East known as New House. This dwelling is situated approximately 8 metres from the boundary line and relatively well screened due to the trees and hedging along this boundary.



View of South boundary and neighbours property (New House) from subject plot.

The ground level of the plot is generally relatively even with a gentle slope of maximum 1.5m rise in height at the crest, rising toward the North-Eastern (rear) boundary line. This is allegedly due to a historic landscaping scheme and not the original ground level profile.

It is envisaged that the ground level to the frontage of the dwelling will be relatively level with the front boundary ground level thereby minimizing the height of the ridgeline to the proposed dwelling. To facilitate this a relatively small amount of excavation will be required to the site in the proposed building footprint and patio area to reduce the level of this section of the plot. The remainder of the raised ground will be incorporated into the landscaping scheme for the dwelling.

It is considered important in the design process that the overall height of the proposed dwelling be kept to a minimum in order to minimise the impact of the development on the local environment and equally importantly minimize the impact and scale of the development on both of the neighbouring properties.

The Proposed New Dwelling

The applicant and long-term owner of the plot, Mr Atkin is submitting this Outline Planning Application to utilize a currently overgrown and unused remote section of his extensive plot. The intention is to create a new parcel of land and gain permission to construct an unobtrusive residential property on a modest scale. It is proposed that the construction element be undertaken by the applicants' daughter to provide her with a dwelling for her to live.

Outline Planning Permission is therefore sought to create an independent 'infil' plot within the grounds of The White House in order to construct a relatively modest four bedroom 'chalet style' bungalow. It is proposed that this dwelling will have a footprint area of 1300sq.ft and provide 1800 sq.ft. Gross Internal Area of floorspace, of which 1200sq.ft is to be located at ground floor level and 600sq.ft at first floor level. The proposed dwelling would be of 1½ storey 'chalet style' arrangement with the upper floor situated within the pitched roof-slope. Although not part of this Outline Planning Application it is envisaged that the building will be constructed in traditional materials and design in order to compliment and reflect the local Essex vernacular in terms of design and finishes.

Careful consideration has been given to the positioning and orientation of the proposed dwelling within the plot. There is minimal opportunity for overlooking of neighbours property due to the plot size, surrounding trees and shrubs and proposed positioning of the dwelling within the plot. However, additionally all upper floor windows and dormers will be orientated front to rear (ie South-West to North-East respectively) to negate any possibility of this to either the applicant's property or the neighbours dwellings. The boundary hedges to the west and south will be retained and carefully pruned to provide additional screening to the neighbor and highway. The overall scale and dominance of the dwelling will be minimized by the 'chalet style' nature of this proposal limiting the overall height of the ridge.

The scheme incorporates the creation of a new driveway access in order to provide adequate access onto the site for the occupiers. It has been positioned to the North-Western boundary of the site in order to keep this access an adequate distance from the existing driveway to the adjacent property, New House. At the proposed cross over point the boundary hedge is well set back from the highway facilitating good vision splays onto the highway with minimal reduction of the boundary hedge. The existing drainage ditch will be culverted at the new access point in order to maintain the seasonal flow in line with the adjacent accesses.

The application site is well screened from the highway by the South-Western boundary hedge and this will be maintained with the exception of the new driveway access where the opening for this is created.

DESIGN

The design element is not being considered as part of this Outline Planning application (scale and access only), however it is envisaged that the dwelling will be constructed in the local vernacular style with a pitched roof, using traditional materials to compliment neighbouring properties.

Use and Amount

The proposed plot area equates to 0.1 Hectare. The use of the plot and proposed building will be one detached 'chalet style' bungalow dwelling comprising 1800sq.ft GIA floorspace over two floors, the upper floor being located within the roof-space. The height of the ridge will be a maximum of 7.5m height above ground level.

Layout

The proposed dwelling will be sited to the North of the plot and have generous external amenity space surrounding the building which will be predominantly private garden. This arrangement will provide a private garden area to the rear and right side of the dwelling mainly laid to lawn with planted areas and rear patio. This layout effectively provides open space between the proposed property and the adjacent property, New House to the South-Eastern boundary.

The plot will be accessed via a newly created vehicle driveway from the highway with the dwelling sited to the Northerly area of the plot. The driveway and parking are all situated close to the North Western boundary thereby keeping the driveway access and vehicles well clear of both neighbours vehicle accesses. Ample parking will be provided adjacent to the driveway to satisfy current parking provision requirements.

Landscaping

The proposed plot is of generous area and well proportioned in order to provide plenty of scope for landscaping and planting in keeping with the rural nature of the plot. Although not part of this outline application it is proposed that the garden area will be mainly laid to lawn with a paved patio area to the rear of the property. The new driveway is to be constructed and finished in shingle.

The existing hedging to the West and South boundaries to the site are to be retained and carefully pruned/tidied up to provide screening from the highway and neighbour. New deciduous hedging is to be planted to the North East boundary and newly created North West boundary to delineate the plot and provide privacy to the occupier.

Scale, design & Appearance

The scale of the proposed dwelling will be subservient in every respect to all surrounding buildings within the locality.

The design and appearance is not part of this outline application, however it is envisaged that the dwelling will be based on traditional local vernacular design and materials.

ACCESS

Vehicle Access

As there is currently no existing direct access onto the plot from the highway a new vehicle access is proposed to the plot situated to the north West boundary of the site. This is necessary due to the remoteness and inaccessibility of the existing vehicle driveway currently serving the applicants property, The White House.

To facilitate this a discrete opening is to be created in the front boundary hedge in order to accommodate this new vehicle access and in appearance will be of a similar nature to the neighbouring properties. At this point there is a good width of verge and the boundary line is well set back to provide good visual splay onto the highway in order to comply with highway regulations.



View of Lower Hall Road facing north showing New House driveway in the foreground.

The position of the driveway has been selected in order to maximise the distance between the proposed access and the existing driveway access to New House. In keeping with adjacent properties, the driveway will be accessed by a timber gate positioned along the boundary line. The driveway will comply with all current highway access regulations particularly including visibility splays and min 6m bound surfacing to the highway etc.



View of lower House Farm Road facing South, showing front boundary hedge to subject plot to left of verge.

Access To The Dwelling

The plot is of relatively level nature particularly at the frontage and will therefore provide fully accessible access to the dwelling. The dwelling will be designed to be fully accessible to all sections of the community in accordance with the current Accessibility and Lifetime Homes Requirements for new build properties and will be designed to be adaptable to the changing needs of the occupants. This is assisted by the nature of the dwelling being based on a bungalow style with the majority of the facilities situated at ground floor level.