

DESIGN & ACCESS STATEMENT

Demolition Of Existing Attached Garage, Proposed 2no Dwellings. 1no 3 Bed Dwelling and 1no 2 bed dwelling with off street parking and parking area for 14 Hermitage Lane, Mansfield.

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SJI Designs Ltd – Design & Access Statement

1.0 Background.

This report outlines the proposal for two new dwellings on land at 14 Hermitage Lane, Mansfield Nottinghamshire NG18 5HA. This application is a resubmission following refusal for a similar proposal (planning ref 2022/0660/FUL).

2.0 The Site

14 Hermitage Lane, consists of a large detached garage and single storey garage to the side. The dwelling is situated within a large parcel of land with gardens to the front, rear and sides.

The land has a natural fall across the land from North to South. A detached bungalow is located to the North of the property (no8 Hermitage Lane). This property is elevated above the ground level of no 14.

A detailed topographical survey has been provided demonstrating area and levels of the site.



Aerial view



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Site Location.



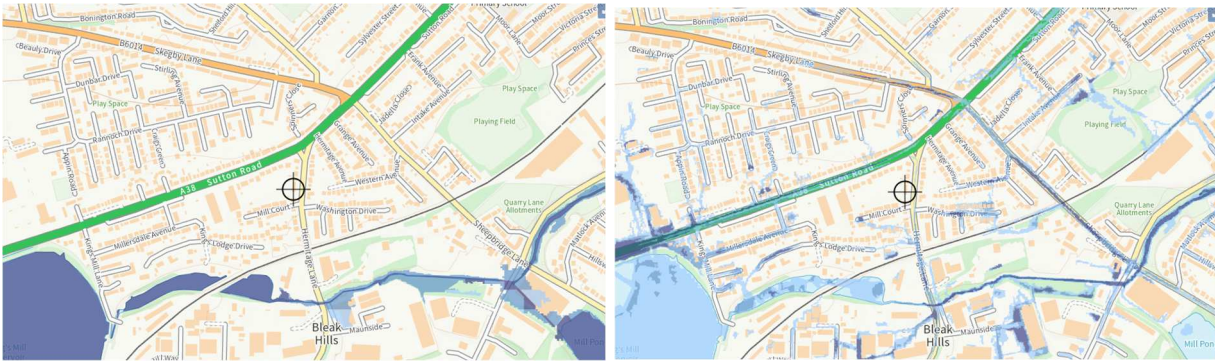
Existing property



Existing street scene

The location falls outside any flood risk zones as identified on the Government flood maps.

The area is considered “very low risk” for flooding and /or surface water flooding.



Flood risk & surface water flood map

3.0 The Proposal.

It is proposed to demolish a single storey garage to the side of no 14 making way for two new dwellings, one two storey 3 bed semi-detached dwelling and a single storey bungalow.

The local area has a mix of traditional style houses of both two and single storey bungalows. Properties in the local area are constructed of varying traditional materials from brick, render with tiled and flat roofs. A good mix of detached and semi-detached properties are evident with the majority of parking areas provided to the front and / or sides of properties.

Great care has been taken during the design process to maintain natural light and outlook to no 8 Hermitage Lane following the planning authority's previous assessment of a similar scheme.

The proposed two-bedroom bungalow adjacent to no 8 Hermitage lane will have a low level roofline, with a small front pitched roof detail to reflect local building detailing.

Outlook and daylight to neighbouring properties will be very similar to the existing scenario as the design and layout is consistent with the massing of the buildings to be demolished.

Although no 8 Hermitage Lane is elevated due to the natural ground contours, existing boundary conditions and building placement will eliminate any overlooking impact to the new private amenity areas.

The image below provides a proposed perspective of the proposed scheme. This image demonstrates how the properties integrate to the street scene which is consistent with building form within the area.

This image also demonstrates that no over massing / overbearing impact will occur to no 8 Hermitage Lane. The design has maintained a very similar massing and building height to the existing garage structure to be removed.



Proposed Perspective.

The neighbours carport and garage building serving no 8 Hermitage Lane, will provide private screening to rear gardens for new and existing properties.

Roof Height difference between dwellings will maintain space separation and a reduction in massing which will be consistent with the rhythm of the street scene.

Drainage from both properties will be directed to the existing foul water system and surface water to soakaways located within the gardens (min' 5m away from buildings and boundaries).

Each property will meet new thermal building regulations with low energy heating systems proposed. level access to the principal entrance and accessibility within each dwelling in accordance with Approved Document M of the Building Regulations will create a better place to live within the community as required by the NPPF.

4.0 Site Access & Parking.

The site is currently accessed off Hermitage Lane, Mansfield. Off street parking is provided to 14 Hermitage Lane.

Off street parking will be provided to each dwelling along with rear secure cycle storage. Electric car charging points will also be provided.

New parking provisions are proposed to serve 14 Hermitage lane due to the demolition of the existing garage as shown on the accompanying planning drawings.

Car parking areas for new properties will be located within the same location currently used by 14 Hermitage lane for parking. Noise and traffic movement within this vicinity will be similar to the existing scenario thus not causing a detrimental noise disturbance to nearby properties.

All parking layouts and visibility splays are consistent with the local area and within the spirit of Nottingham County Council Highway Design.

The proposals remain the same as the previous planning application which Nottingham County Councils Highways had no objection (see attached document within Appendix A.)

Both proposed properties fall within a self-sustainable location with local shops and public transport links in walking distance from the site.

Gardens to all properties are in excess of minimum required garden areas required for such properties. This will maintain high levels of biodiversity to the local area and gardens. Space and separation distance also conform to Mansfield Planning design guide.

5.0 Conclusion

Careful thought and consideration have been taken during the design proposal for two properties. Observations raised by the local authority and neighbours during previous planning application have been considered and the design reflects concerns raised.

The property style and material choice are consistent with the local area with detailing reflecting existing buildings.

The design has very similar levels in height and placement to that of the existing building with regard to boundary proximity. This ensures that the properties will not appear cramped or overbearing to neighbours and the street scene in general.

Both properties have pedestrian access to the side elevations which also provides good separation from the site boundaries.

Level access to each property, high levels of insulation and green energy proposals will ensure better living environment for future occupants.

Access to the site, visibility splays and parking provisions meet the Nottingham County Council Highways design which has already been accepted by the highway's consultant during the previous planning consultation for a similar scheme (see Appendix A). Car charging and cycle storage will also be provided for all properties making this a better place to live which is within the spirit of the NPPF.

With all consideration to the design, local planning policies and the National Planning Policy Framework, it is respectfully considered that this proposal be granted full planning approval.

Appendix A

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Mansfield	Date received	12/10/2022
OFFICER:	Mark Niland		
PROPOSAL:	DEMOLITION OF EXISTING ATTACHED GARAGE, PROPOSED 2 NO. 3 BED SEMI-DETACHED DWELLINGS WITH OFF STREET PARKING AND PARKING AREA FOR 14 HERMITAGE LANE	D.C. No.	2022/0660/FUL
LOCATION:	Redcot 14 Hermitage Lane Mansfield Nottinghamshire NG18 5HA		
APPLICANT:	Ms Baldeo		

This is an application for the demolition of the existing garage and the construction of two three-bedroom semi-detached dwellings. Parking provision for the two new dwellings and no.14 is acceptable. Should there be a need to relocate the streetlight this would be at the expense of the applicant. Visibility on exit from the site is acceptable but there should also be pedestrian visibility provided of 2.0m x 2.0m either side of all the accesses with nothing over 0.6m in those splays. We would not wish to raise objection and would request the following Conditions:

1. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 8.0 metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.

REASON: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

2. No part of the development hereby permitted shall be brought into use until pedestrian visibility splays of 2.0 meters x 2.0 meters are provided on each side of the vehicle access. These measurements are taken from and along the highway boundary. The area of land within these splays shall be maintained free from all obstruction over 0.6 meters above the carriageway level at all times.

REASON: In the interest of pedestrian safety.

3. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

REASON: To enable vehicles to enter and leave the public highway in a slow and controlled manner and in the interests of general Highway safety.

4. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the discharge of surface water from the driveway area to the public highway. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

REASON: To ensure surface water from the site is not deposited on the public highway causing danger to road users.

Note to applicant

The development makes it necessary to construct a vehicular crossing over a footway/verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact VIA EM Ltd, telephone: 0300 500 8080 to arrange for these works to be carried out.

AW
HDCO
17th October 2022