

DESIGN AND ACCESS STATEMENT Inc HERITAGE STATEMENT

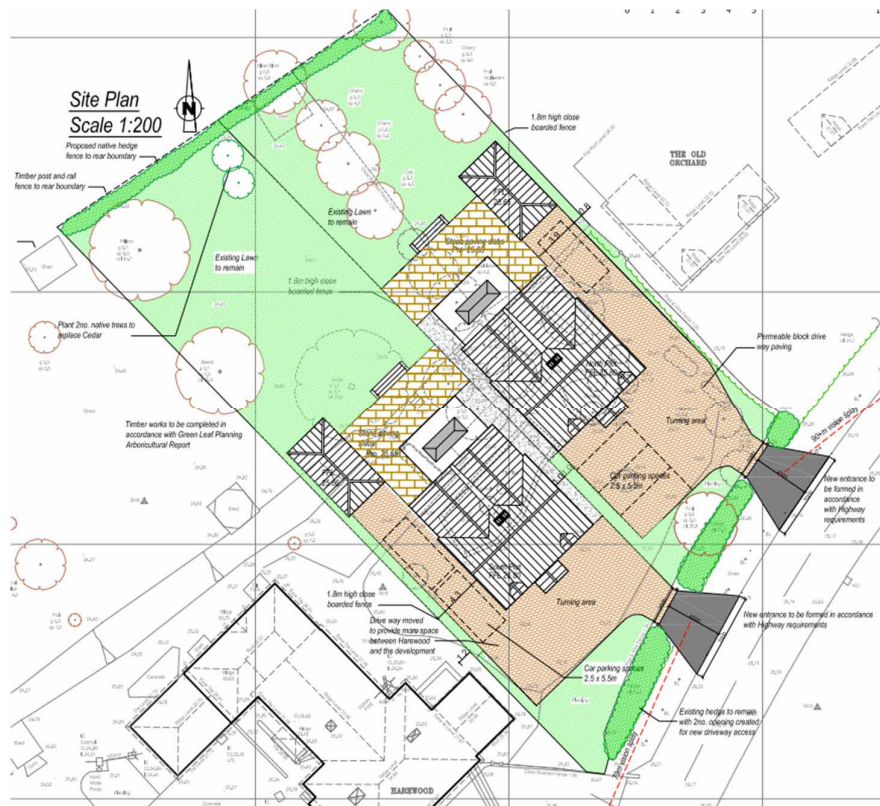
LAND TO THE NORTH OF HAREWOOD, HARWICH ROAD,
GREAT OAKLEY, ESSEX CO12 5AD

For

ERECTION OF NO.2 TWO STOREY DWELLINGS WITH GARAGES &
CREATION OF NO.2 VEHICLE ACCESSES –RESUBMISSION OF
APPLICATION 23/00161/FUL

REV:B

JAN 2024



Agent:
Suffolk Building Design
11 East Street
Sudbury
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1. Introduction

This application is for 2no. detached 4 bedroom houses with garages on land within the parish of Great Oakley. The first application 23/00161/FUL was withdrawn due to the comments by the heritage officer, until this point planning indicated they were in favour of the proposal. A pre app showing a reduced more modern scheme was submitted to try and resolve heritage issues. The revised scheme took the form of 2 matching dwellings modern in style. The dwellings were reduced in size and their location moved further away from Harewood. These elements have been included in the new design with a more traditional look as suggested in the pre app. Although the pre app was negative to two dwellings it is felt that the site can easily accommodate the proposed dwellings and best fits the pattern of development. The heritage issues discussed by the heritage officer are their personal opinion and view, but are not necessary valid as highlighted in the heritage statement.

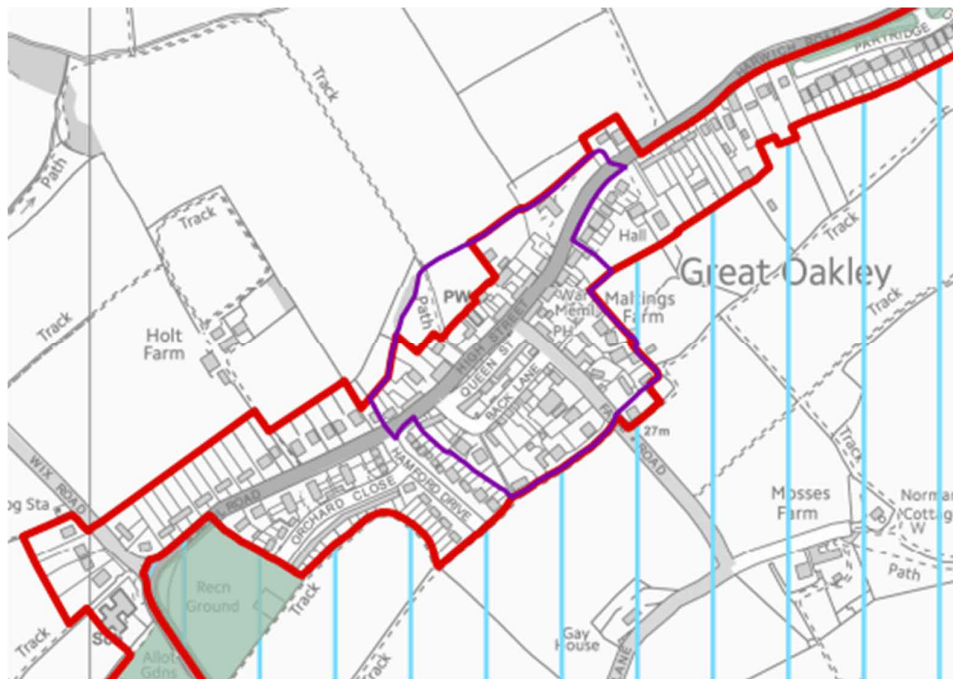
The site is within the Development Boundary & situated to the North East of Harewood, Harwich Road.

The site is on the edge of a designated Conservation Area and within the vicinity of listed properties which are most attractive and the proposal must seek to harmonise within such a setting.

It is considered that this proposal has the potential to enhance biodiversity, sustainability and the visual amenity of the site & setting.

2. Location

The site is within the Development Boundary & Conservation Area as shown below



Red line indicates Development Boundary and purple line indicates Conservation Area

The site is located to the North East of the Harewood site, currently it is used as garden for Harewood, below are a selection of photographs of the site



Image taken from the middle of the site looking South East towards the front boundary hedge.



Image looking North East to the rear of the site



Image taken from the rear of Harewood looking East towards the rear section of the site



Image taken from the middle of the site looking South West toward Harewood

3. Design Brief

The proposal seeks permission for the construction of two detached dwellings. Each property will be provided with above average amenity areas, comparable with the expectation of modern development provisions, together with parking spaces above current requirements. Two new accesses will be provided and will be constructed in accordance with the requirements set out by Essex Council Highways department.

Turning is to be provided on site for the proposed dwelling. In addition to a garage, it will also benefit from at least three further private parking spaces and additional visitor provision within the site. All shall be virtually unperceivable from public view due to frontage hedge / boundary treatments ensuring urbanisation does not result.

As can be seen from the application plans the proposal seeks permission for a sympathetic development, which fits in with Harewood and the adjacent modern properties, consisting of a traditional building form and proportions, together with providing ample green areas to break up the built form.

The individual layout of the two plots can be seen within the application drawings. Essentially what is proposed is a development consisting of two identical designs. The property design has been carefully considered to fit within the space afforded by the site. Internal areas have been considered to provide suitable living spaces consistent with modern housing developments.

4. Scale & Site

The application site falls within a residential area characterised by a mixture of single storey, one and a half storey and two storey detached, semi-detached & terrace dwellings. Plots vary in size throughout the village with no set pattern apart from the majority face the road. Frontages also vary as does the siting of dwellings within individual plots.

The aim is to create an attractive development, complementary to its neighbours and its setting within the village. The development is two storey with a single garage and parking spaces.

Careful consideration has gone into the design & detailing with a traditional cottage frontage and a more modern rear aspect.



Street Elevation

The size, form and design of most dwellings is generally characteristic of the era in which they were constructed and, as such, there is little in the way of a distinctive local vernacular to which new development should stringently follow. With regard to external materials, red brick and rendered elevations dominate with plain tiles, pantiles & slate on the roof.

The development of this site-

Services are readily available to the site via the existing highway.

The site is not over developed and the appropriate amenity area is achieved. The character of the locality will not be detrimentally affected nor will the environment, also the residential amenity has been suitably maintained.

The layout does provide suitable privacy to the proposed development and existing adjacent property. The siting of the proposed dwelling has been devised to minimise the effect on the existing site by placing the dwelling away from the existing mature trees.

The scale and density of the proposed application relates well to the adjacent properties. The density proposed is considered reasonable and in scale for the location.

5. Detailing & Materials

Traditional materials are proposed similar to those used in the adjacent area, this is to ensure the dwelling will relate well to the adjacent properties.

The proposed property has been designed with regard to the site and their surroundings, they include many of the design principles indicated in the Local Design Guide. This includes retaining traditional building proportions with regard to building widths and roof pitches. This will allow the new development to blend into the local vernacular and will be enhanced by using a mixture of materials which by history are indigenous to the locality, including slate & clay plain tiles, soft red brickwork & smooth painted render. Traditional casement windows will be used to provide further character.

It is proposed that the development will be an aesthetical addition to Great Oakley.

6. Ecology

A Biodiversity report for the planning application concludes mitigation and biodiversity enhancement will be required, these have been included in the scheme.

7. Specification

Secured by Design

Safety will be built into the development through attention to guidance such as 'Safer Places, the Planning System and Crime Prevention' which should be read in conjunction with PPS1. Principles adopted will include:

- a. Well-defined routes, spaces and entrances

Sustainability in construction

The proposal will meet current sustainability criteria for new houses, at least in line with the current Building Regulations. The overall setting out and internal design will be in line with some of the principles of passive house design layouts. The essence of sustainable design is to reduce energy consumption, not just find alternative sources of energy, features may include:

Provide as much glazing as possible in vertical windows facing between south east to south west and as few as possible facing north east to north west.

Air Source Heat Pumps

The windows will be double or triple glazed with high insulation properties.

All U-values will be high, with the use of Accredited Details to prevent air leakage.

Low energy light fittings and white goods will be specified to reduce energy consumption.

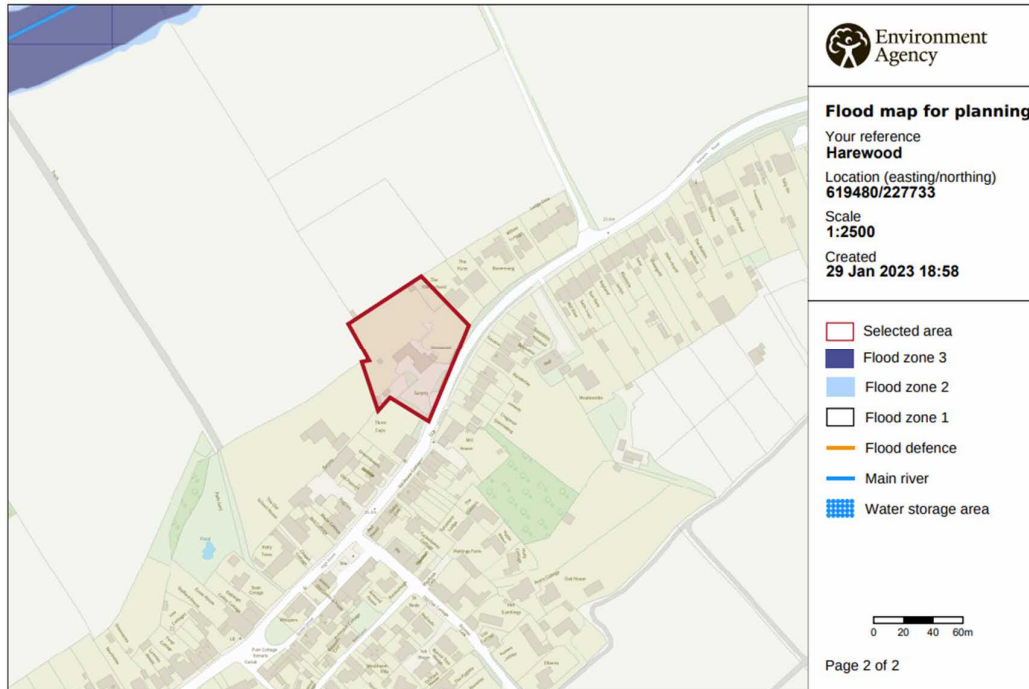
Accessibility to and between parts of the development is ensured by: The site is reasonably level, there are no accessibility issues and no steps needed. It will have a level access threshold with ramped access and level platform at the front door.

8. Landscaping

The submitted site plan indicates the proposed landscape scheme which includes additional tree and hedge planting.

9. Flood risk and Drainage

The site is outside EA Flood Zones. It is below 1 hectare in area, so no Flood Risk or Environmental Impact Assessment is required. Surface water will disperse into soakaways.



10. Highways

Two new site entrances are proposed which will meet highway standards, to the South there is a 79m x 2.4m visibility splay shown on to Harwich Road which has a limit of 30mph, to the North the splay is over 90m.

Parking provision has been achieved without the need to include the Garage. There is adequate parking for 3 cars and turning.

11. Land contamination

PPS23 - indicates a precautionary approach to land contamination, as a residential use is defined as a 'sensitive use' a Phase 1 contaminated land assessment is required to ascertain the risk. An 'Envirosreen' report has been purchased which accompanies this application. The report shows no contamination problems. From a walk over survey the site is open space laid mainly to grass with a mixture of semi / mature trees and hedging around the perimeter. It also confirmed that the site does not show any evidence of contamination or land fill. Equally, the applicant is not aware of any existing or past use on or nearby the site which would be likely to lead to contamination of the site. It can therefore be stated with some certainty that the site does not represent 'contaminated land' as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990.

12. Heritage Statement

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings (Sections 16 and 66).

Section 16 of the NPPF sets out the Government's position on the conservation and enhancement of the historic environment. Paragraph 189 of the NPPF requires applicants to describe the impact of proposals on the significance of any heritage asset to a level of detail proportionate to the asset's importance. As set out above, this should be no more than is sufficient to understand the potential of that impact on the significance. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 is particularly relevant to the determination of this proposal:

"192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness".

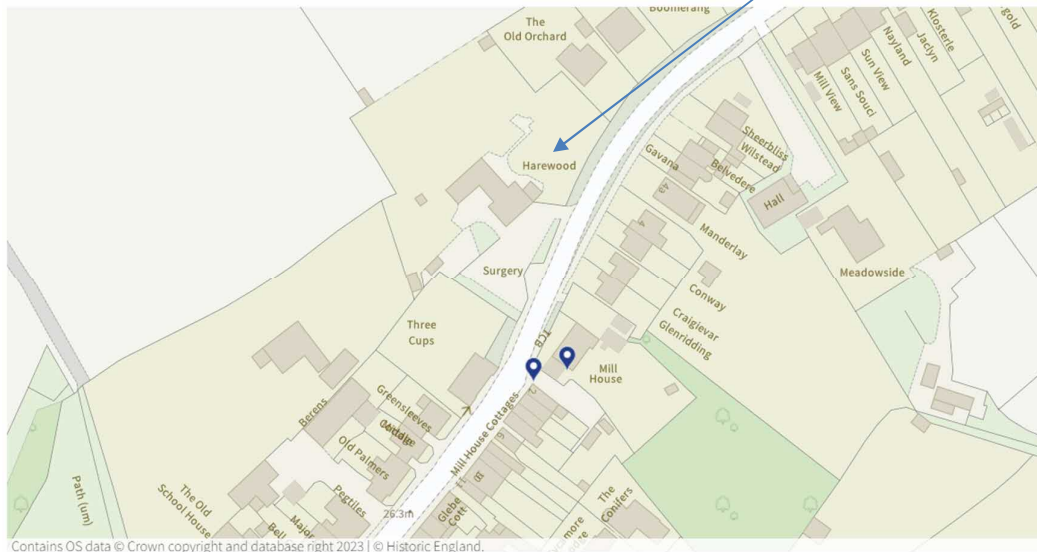
Paragraph 193 of the NPPF apportioning great weight to a designated asset's conservation. The more important the asset, the greater the weight should be. The NPPF highlights that significance can be harmed or lost through physical change and any harm requires clear and convincing justification.

Paragraphs 195 and 196 address how local planning authorities should deal with situations where the assessment of impacts has identified harm to a heritage asset.

At the local level, Tending policy deals with listed buildings and their settings and provides a number of criteria against which to assess proposals that affect listed buildings.

These legislative and policy provisions thereby identify a need to assess the significance of the heritage asset in a proportionate manner, identify the impact of the proposed development on that significance, balance any harm arising against the public benefits and ensure that the special character of the building is preserved and, where possible, enhanced.

The Site



Mapping taken from Historic England website showing the location of Mill House and the adjacent telephone box both grade II listed



Photo taken from Historic England website showing Mill House and the adjacent telephone box both grade II listed

Archive image, may not represent current condition of site.
Date: 04 Jun 2002
Reference: IOE01/07507/11
Rights: © Mr Wilfred N. Winder. Source: Historic England Archive

Attention must also be given to the impact on the Conservation Area.

Below is the summary statement for the Conservation Area taken from the Conservation review 2006

SUMMARY

Great Oakley Conservation Area is essentially a tightly knit pattern of vernacular houses grouped around the small scale road network developed parallel and to the south of the main road. With a few exceptions the houses rise directly from the carriageway, adding to the contrasting formal character of the two small squares that remain from the original medieval street.

The site is outside the tightly knit group of houses as stated above in the summary and is only in the vicinity of Mill House and the telephone box, which are on the opposite site of the road approximately 50m away. The proposed development site sits between Harewood, a building dating back to Georgian times and The Old Orchard which consists of two modern houses built in a traditional style. The new development will have no adverse effect on the setting of listed property as they will be positioned along the building line between Harewood and Old Orchard this leaves 15m of frontage between the road and the building meaning they will be set back a long way. There is also a mature hedge along the frontage which will remain.

There have been a lot of properties built around Mill House, having a mixture of ages and designs, it is felt these do have a detrimental effect on its setting. To the North are a row of semi-detached 1960 / 70's houses which our opposite the application site. As can be seen from the google street view image below which shows the row of houses with Mill House in the distance and the mature hedge frontage to the application site.

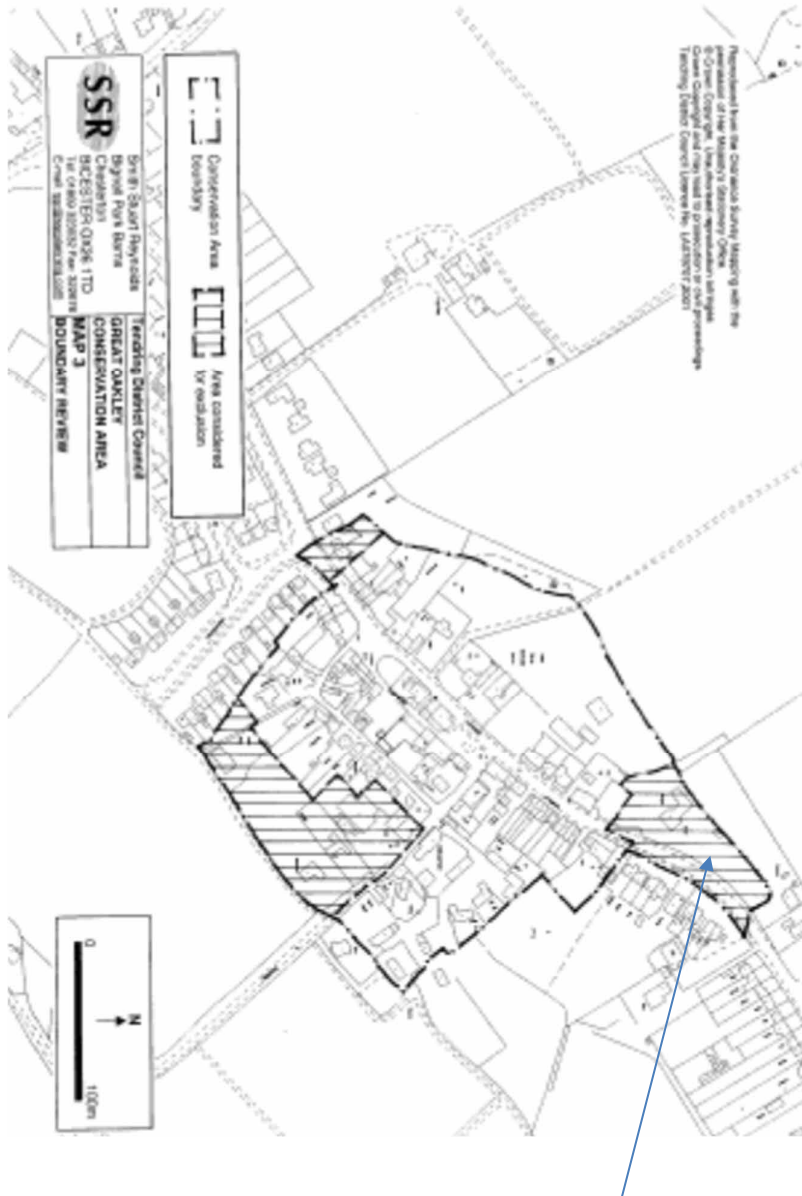


The author of the 2006 Conservation review agreed that this part of the Conservation Area shouldn't be included and draw up plans to remove it as can be see below

BOUNDARY REVIEW

As currently designated, the Area includes some properties on its fringes which are of questionable value in historic terms.

The surgery at the northern tip of the Area involves a specific extension of the Area past post-war houses of no historic interest on the opposite side of the road. While the surgery is an historic building of some character, its detached status visually and conceptually removed from the strong street-frontage pattern of the rest of the Area makes it something of an anomaly.



Harewood Surgery Site –suggested to be removed from Conservation Area

However this was rejected by the parish council

Some suggested changes to the Conservation Area boundary were put forward by the Consultant SSR in part of this Appraisal. However, this is not supported by the Parish Council and others.

If the council find there is a very low level of less than substantial harm being found to occur, the proposal includes the following public benefits;

- The creation of significant new habitat and ecological benefits;
- The delivery of two dwellings in a sustainable location that accords with the wishes of the village to have development set within the development boundary;
- The delivery of new dwellings in a district with a marginal housing land supply position;
- The planting of additional landscaping that would supplement the existing hedgerows and secure the historic hedgerow pattern.

These benefits are considered to outweigh any limited harm to heritage assets such that the proposal would comply with the aims of local policy and paragraph 196 of the NPPF.

13. Conclusion

Towns and villages have grown up over time and display a special relationship with their surroundings. The pattern, form and appearance and use of buildings and spaces are particular to each location and contribute to the unique sense of place and cultural identity. Good design, as proposed herewith, should respect the character of its setting and make a positive contribution to reinforcing local distinctiveness where appropriate.

The principle of development has already been proven on the site so that is not in question, we believe that the proposals are appropriate to the area and will complement the adjacent houses and enhance the area.

The proposal provides for a low density of development which is appropriate to its context. Particular care has been taken to ensure that it would not create an alien, cramped or inappropriate form of development that would harm the existing character or appearance of the locality. This includes the positioning of the buildings within their plots and their relationship to site boundaries, ground levels and the adjoining property.

The dwellings have been designed from the outset to sit within the landscape and make a positive contribution where they are visible within the scene, using visual references to traditional buildings. The choice of traditional building textures further helps to anchor the dwelling within its surroundings.