

HARDWICK

Studio Architects

t. 01283 904090 e. info@hardwickarchitects.co.uk w. www.he-studio.co.uk
a. Unit 1 Beehive Farm, Rosliston, Swadlincote, Derbyshire, DE12 8HZ

Design and Access Statement

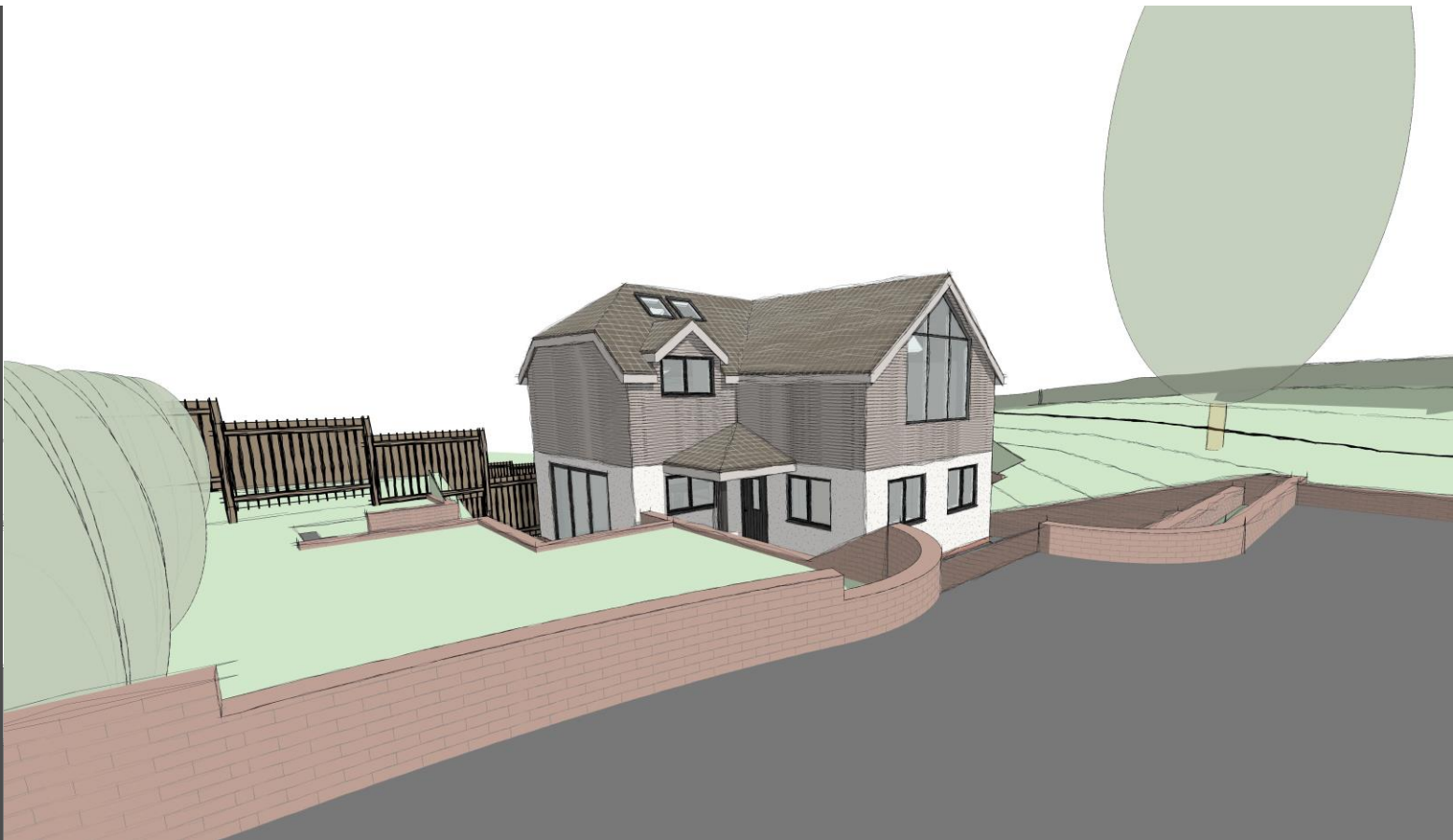


Fig 1. Image of Proposed Dwelling.

Clients: Mr and Mrs Amsden.
Project Reference: Proposed new build dwelling with ancillary works.
Project Address: Land at 15 Chestnut Lane, Clifton Campville, Tamworth, B79 0BW
Job Number: 2023-1040-P2
Document No: 500
Revision:
Date: December 2023
Issue Status: Planning
Prepared by: TCH

Introduction

This Design and Access Statement has been produced to accompany the Full Planning Application that has been submitted seeking approval for the erection of a single private dwelling with ancillary works. This statement should be read in conjunction with the submitted drawings and associated documents.

Local Area and Site Assessment

The site is located just off of Chestnut Lane, Clifton Campville, south of Number 15 and measures an approximate area of 570m².

Clifton Campville is a small village in Staffordshire which lies close to the borders of Derbyshire, Leicestershire and Warwickshire. The parish also includes Haunton village. Clifton Campville contains a number of listed buildings, including the Grade I listed Church of St Andrew, Clifton Hall, Manor Farm, and the old Post Office.

Chestnut Lane is one of 2 main routes through the village and runs from North-East to South-West and hosts quality vehicular use provision with clearly defined public realm separation immediately adjacent to the project site, whereas these spaces diminish further along Chestnut Lane.

The context of the road is predominantly residential usage with little in terms of variation from this use. The surrounding context along Chestnut Lane consists of mostly large two-storey dwellings and dormer bungalows, with differing architectural styles. The vernacular is variable, ranging from 'cottage' type properties, to modern 80/90s architecture throughout the village due to a host of infill development approved in the late 90s, and through to modern contemporary architecture on Coppice Lane.

The site at present forms part of the garden for Number 15 Chestnut Lane, and would be accessed via a proposed private driveway alongside no.15 Chestnut Lane. The site has been utilised as a private domestic garden for many years but has more recently become unmanageable for the applicants. The site topography is varied and consists mostly of a steady slope from North to South, measuring a drop of approximately 2metres, but with a significant stepped drop towards the South East corner of the site as demonstrated by the Topographical Survey within the Existing Site Plan Drawing (Ref: 2023-1040-P2-100).

.

The site boundary is well defined by the contrasting boundary treatments which include large/dense hedgerows, brick-built walls and timber fencing systems.

Site Location

As previously mentioned, the site is located within Clifton Campville, and as such benefits from the existing servicing provisions and 'village living' amenities, as well as benefitting from a number of connection prospects to nearby towns including Tamworth, Ashby-de-la-Zouch, Swadlincote and Burton on Trent.

Site Planning History

The application site has not been subject to any previous planning application submissions.

Design Principles

Use:

The proposed application will be for the development of 1no. private residential dwelling, to utilise the currently oversized garden to number 15 Chestnut Lane. The proposal to provide 1no. high quality home will provide a better use of this large plot, and help supply housing demand for family homes within a desirable and sustainable location. The dwelling/plot will be landscaped to compliment the dwelling and the unusual topography.

Amount:

The current plot is approximately 570m², of under-utilised garden land, which forms an undesirable demand for maintenance. The proposal for 1no 2-bedroom dwelling will provide a modest but quality home for family living and also achieves the NPPF requirement for 'good-quality homes in appropriate locations'.

The nature of the proposal and its scale will result in conformity of the spatial and proximity guidelines including the Minimal Technical Housing Space Standards which are achieved, forming good quality living environments both internally and externally whilst providing minimal impact on surrounding properties or people in the locality.

Layout:

The layout of the proposed development has sought to utilise the topography of the site and existing features/zonal factors to form the dynamic of the site including utilising the vacant void between nos. 15 and 19 Chestnut Lane for the private driveway. The access driveway

allows for private parking for the proposed property as well as a turning circle/manoeuvrability space. The proposed development also allows for adequate parking provisions and manoeuvrability within its curtilage, allowing all vehicles to enter and exit the site in a forward-facing gear.

The proposed property has been carefully planned and positioned to work alongside the existing site constraints such as site orientation, habitable distance requirements and site topography, whilst also trying to enhance the immediate context and surroundings.

Therefore, the proposal would predominantly provide a south-western aspect, maximising natural light gain into the living environments and also utilising the natural vistas out of the property and away from any neighbouring properties. The Northern, Southern and Eastern elevations have been kept to a minimal to ensure that privacy for the existing surrounding buildings and garden spaces are maintained and overlooking is not a problem. Where windows are proposed in these elevations, they have been positioned and designed to be either ground floor openings, or as high-level cill and/or obscure glazed to ensure there is no opportunity for overlooking.

The dwelling will have a private garden and ancillary space in the form of utilising the land to the North and the West. The site naturally provides the opportunity to provide interesting and varied amenities spaces including the terracing of planting and grass spaces and the utilisation of natural flora growth.

Scale:

The scale of the proposed dwelling will be a response to the site constraints such as orientation away from neighbouring properties and gardens. Therefore, it is mostly acknowledged that a 1.5-storey property would be acceptable in this location and within the current setting, much as a reflection of the surrounding properties. This proposed scale still allows the development to fall below the existing ridge and eaves heights of the immediate surrounding properties as well as allowing for the comfortable compliance with the 25degree light/obstruction rule as demonstrated within the Lichfield District Council Sustainable Design SPD (please see submitted site section drawing Ref: 2023-1040-P2-202).

Appearance:

The design and external appearance of the proposed dwelling has been designed to reflect a 'modern-rural' architectural aesthetic utilising a pitched form to utilise solar gain.

The proposal seeks to collaborate the use of smooth white render at the lower part of the property and a light-tone timber cladding with clay tone detailing for the upper part. The roof

will consist of plain clay roof tiles to provide a feeling of rural design whilst reflecting some of the materiality of the existing context.

Detailing for design items such as eaves, guttering and ridge/valley finish will also be based upon the local context.

Landscaping:

The landscaping for the proposal would consist of utilising as much of the natural site environment as possible. The site boundaries are predominantly large dense hedgerows or timber fence panel which would be retained and made distinct where required. The proposed site boundaries will consist of Rural Blend red facing brick walls and timber panelling at 1.8m high to ensure as much privacy to all properties as possible.

Sustainability:

The site is subject to considerations regarding impacts on the River Mease SAC, and therefore the foul drainage strategy is to use a “sealed cess pool system”, an impervious tank which does not allow any passing of effluent into the surrounding natural environment, soils or water courses. The cess pool is emptied via specialist waste removal companies and tankers who dispose of the waste away from the River Mease SAC catchment in a safe and correct manner/location. The principal and strategy was recently approved in application reference 22/00160/FUL, setting a precedent for this type of strategy. A Habitats Risk Assessment (HRA) report has also been prepared by Specialist Consultant RammSanderson, which demonstrates approval and support of the proposed submission.

Economic:

The proposal of one new residential dwelling will have minimal negative impact on the local economic environment due to its appropriate and sustainable location. A high-quality residential dwelling will provide employment/work opportunities for local tradesman both part and full time. The proposal will represent a sustainable and positive addition to the local economy through the use of nearby amenities and services.

Access

Access to the site for vehicles is currently from Chestnut Lane.

Specialist Transport and Access Consultancy has been sought for the application, so please refer to their specialist report submitted which demonstrates compliance with requirements in accordance with traffic/speed survey results.

As previously discussed, the proposed parking facilities for the proposed dwelling include external parking as well as manoeuvrability space within the proposed curtilage. The existing property (number 15) benefits from retaining their current parking provisions at the front of the property directly off of Chestnut Lane and as such no negative impact will be imposed on the existing property or Chestnut Lane as a whole due to the parking provisions remaining the same as they currently are.

The dwelling will be designed to comply with Part M of the Building Regulations with regard to access and usability.

Conclusion

The proposed residential development and ancillary works for the site have been prepared and devised following the guidance and principles set out via the planning authority through various sources, including previous application approval principles, national and Local Planning Policies and Lichfield District Council SPD's and Design Guides, and therefore appears to comply with the Lichfield District Council Local Plan and the National Planning Policy Framework, and consequently we believe is an appropriate development for the site which should receive the support of Lichfield District Council.

The development of the site will utilise an undesirably over-sized garden space and provide the application site with a new lease of life and prevent it falling into a state of dereliction. The proposal will enhance the location of the immediate area, as well as contribute to the much needed housing demand.