

DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE
EXISTING DWELLING AND REPLACEMENT OF 1NO. DWELLING

144 Nottingham Road, Ravenshead, NG15 9GW



(Figure 1 – Image showing existing primary elevation)

February 2024



AM2 ARCHITECTS

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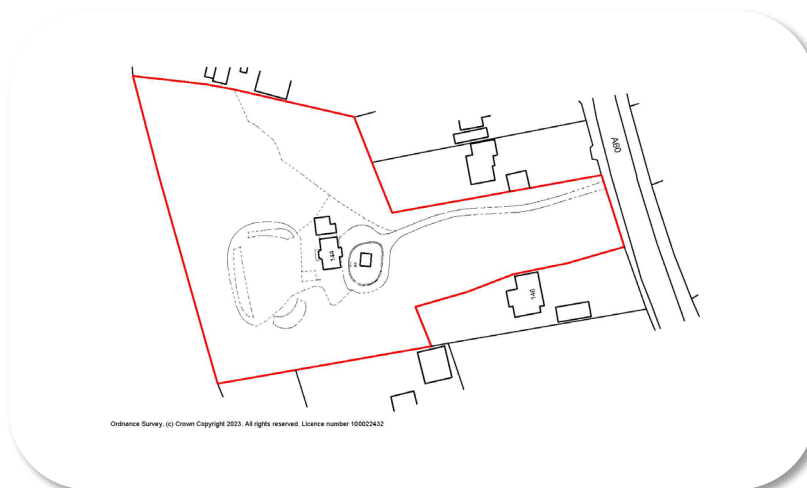
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1.0 INTRODUCTION

This Design, Access & Heritage Impact Statement has been prepared to support a Full Planning Application, for 'FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING DWELLING AND REPLACEMENT OF 1NO. DWELLING.'

2.0 CURRENT PROPOSAL- OUTLINE DESCRIPTION

- 2.0.1 This Design, Access & Heritage Impact Statement has been prepared to support a Full Planning Application, for the 'FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING DWELLING AND REPLACEMENT OF 1NO. DWELLING.'
- 2.0.2 The site consists of a detached dwelling with a garage and its associated domestic curtilage. It occupies an irregularly shaped parcel of land spanning approximately 1.3 hectares, centred on grid reference: SK 55599 53970.
- 2.0.3 The site is situated along Nottingham Road, which runs through Ravenshead. Surrounded by extensive woodland, the existing dwelling is approximately 120 meters from the main road. The spatial extent of the site is delineated by the red line depicted in the submitted location plan (drawing ref 0699-AM2-GP01) prepared by AM2 Architects. Please note that the location plan provided below is not drawn to scale.



(Figure 2 – Location Plan ref: 0699-AM2-GP01)

- 2.0.4 The Arboricultural Impact Assessment (AIA) conducted by SEED Arboriculture Ltd furnishes the baseline survey data of existing trees, comprising a Tree Schedule and Tree Constraints Plan (TCP). It's noteworthy that the site does not lie within a Conservation Area, nor are there any Ancient Woodland designations present on or in immediate proximity to the Site.

- 2.0.5 The Environment Agency's Flood Map for Planning service confirms that the Site is entirely situated in Flood Zone 1. According to the Planning Practice Guidance (Paragraph: 077 Reference ID: 7-077-20220825, Revision date: 25 08 2022), this designation indicates a 'Low Probability' of flooding occurring. Therefore, this land is considered to have a less than 0.1% annual probability of river or sea flooding.
- 2.0.6 There are no buildings listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) for their special architectural or historic interest within or immediately adjacent to the Site. Additionally, the Site is not located within or adjoining a Conservation Area.
- 2.0.7 The Site falls within the Nottingham-Derby Green Belt as defined by the Gedling Borough Local Planning Document Policies Map (Adopted July 2018).

3.0 Planning Considerations

- 3.0.1 The National Planning Policy Framework (NPPF), last revised on December 19, 2023, establishes the cornerstone of the planning system. It outlines the government's planning policies for England and how these policies are to be implemented. Chapter 12 of the NPPF focuses on design, addressing the goal of "Achieving well-designed and beautiful places." Paragraph 131 emphasizes that "the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities." This guidance is consistent with the principles outlined in the National Planning Practice Guidance (PPG), which emphasizes the importance of creating places, buildings, or spaces that work well for everyone; look good; last well; and will adapt to the needs of future generations.
- 3.0.2 The National Design Guide (NDG), published on 1 October 2019 by the Ministry of Housing, Communities & Local Government, complements the NPPF and PPG and provides further guidance on design and placemaking initiatives. Though the NDG does not constitute formal planning policy, it is a relevant document and material consideration which establishes the characteristics the Government expects to find within "well-designed" places. As set out within the NDG, the Government believe that, when positively incorporated into the design of any given development, the so-called 'ten characteristics' serve to nurture and sustain feelings of character, community, and environmental resilience.
- 3.0.3 The PPG encourages the use of the NDG, stating (Para: 001 Reference ID: 26-001-20191001) that: "The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making".
- 3.0.4 The NDG identifies ten characteristics of well-designed places that contribute towards the cross-cutting themes for good design set out in the NPPF (NDG Paragraphs 36-37). These are: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, and lifespan.

4.0 Design Commentary and considerations

- 4.0.1 The Application has been progressed on the basis that the proposals are considered as a 'replacement dwelling' in planning policy terms. The Application involves the demolition of the current dwelling and garage and proposes their replacement with a high-quality new family dwelling which embraces modern architecture and construction techniques.
- 4.0.2 The design is unashamedly modern and utilises broken geometry finished with natural materials. The scheme carefully considers mass, void, light and shade to deliver a building which sits harmoniously within its context. We have skilfully created a dwelling which sits low – acknowledging its Green Belt context – which is achieved through an innovative flat roof design which reduces mass and volume as well as a split-level and partially subterranean solution which helps reduce the overall perception of mass.
- 4.0.3 The vision as 'a building within the trees' – vertical slim windows to the front elevations, large windows broken into vertical elements, vertical timber cladding aim to work with the verticality of the trees onsite. The glass reflects the vegetation and the vertical timber helps blend the building into the landscape.

5.0 Landscape, access, and sustainability

5.0.1 Landscaping

- 5.0.2 The design has been carefully considered to work with the natural topography, but also maximise the use of the plot.
- 5.0.3 The landscaping aims to provide improved connectivity to the designated amenity spaces please refer to design proposal pack.

5.1 Access

- 5.1.1 The proposed dwelling utilises the existing access and egress arrangements to Nottingham Road. Both left-hand and right-hand visibility is good at this point. Furthermore, The proposed gate entrance will also look to improve the current visibility splay. Visibility Splay calculations have been made with consideration to the speed limit of the road which is 40mph. The Visibility Splay successfully crosses carriageway providing sight over its entirety over a 65m range minimum.

5.2 Sustainability

- 5.2.1 The site will either comply with or exceed the requirements of the building regulations with respect to energy efficiency and sustainability.

6.0 Conclusion

- 6.0.1 The dwelling, resulting from the proposed alterations, would augment the building's mass, yet it would feature a lower maximum height due to the inclusion of a flat roof. Consequently, the proposed dwelling maintains a relatively low-profile appearance while being a wholly two-storey structure. Notably, the height of the proposal is significantly lower than the existing ridge, contributing to a reduced overall impact on the site's context. This arguably improves the proposal's visual impact upon approach compared to the existing mass. We recommend an assessment of the overall impact of the proposal on the site, a key consideration in our ongoing design methodology.
- 6.0.2 The proposals are seen as an improvement to the existing property, showcasing bespoke, good design of its time, rather than conforming to a conventional mid-twentieth-century building. The proposal is not considered to disrupt any pattern of development within the area, given the spacing between other properties, intervening vegetation, and varied designs. In itself, it would be in harmony with the proposed dwelling.
- 6.0.3 The proposed dwelling has been intentionally designed to sit low within the Site, taking into account its Green Belt context. This is accomplished through an innovative flat roof design that reduces mass and volume, alongside a split-level and partially subterranean solution that helps minimize the overall perception of mass. The split-level design and the positive response to site topography are especially relevant when considering the question of 'materially larger' and the defined exception provided at NPPF Paragraph 154 (d).
- 6.0.4 The Application proposal has attempted to justify the development accords with the emerging local & saved planning policies, as demonstrated herein and as such, should be approved without delay.