



Land to the North-East of 15 Waterhouse Lane, Gedling

## **Design and Access Statement**

March 2024



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## Chapter 1: Introduction

### 1.1 Scope of Report

HLP have been commissioned by Mr. Fletcher, for an application for the land between 15 and 21 Waterhouse Lane, Gedling.

HLP are an interdisciplinary consultancy with in excess of 45 years' experience in architecture, conservation architecture, landscape architecture, urban design and masterplanning.

This design and access statement has been prepared in accordance with the National Planning Policy Framework and local policies relevant to the proposal as part of the design process preceding the submission of the application.

This Design and Access Statement should be read in conjunction with all supporting documentation / specialist reports.

## Chapter 2: Site and Context

### 2.1 Site Location

The site of this proposal is located to the North East of central Gedling, between 15 and 21 Waterhouse Lane. Waterhouse Lane is a private road with a single point of access via Wood Lane.

### 2.2 Site Designations

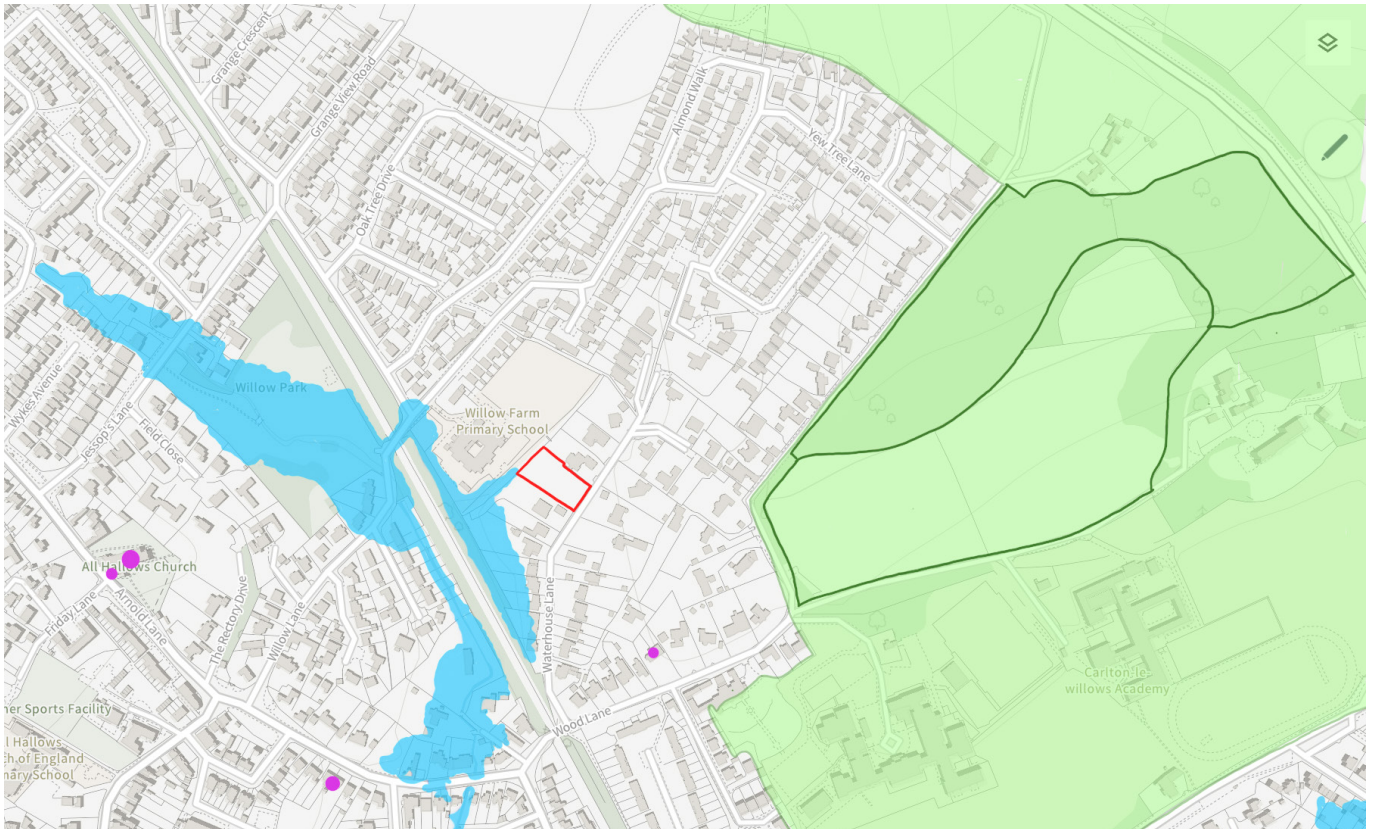
The site of the proposal has no defined site designations.

### 2.3 Surrounding Context

The site of this proposal is surrounded on the North, East and South sides by large 4/5 bedroom dwellings with a mixture of attached and detached double or triple garages.

To the rear/West of the site, physically and visually separated by dense vegetation is Willow Farm Primary School.

## Site Location Plan



-  Site Boundary
-  Green Belt
-  Local Nature Reserve
-  Flood Risk Zone
-  Listed Buildings

## 2.22 Site Plan as Existing

The existing site was most recently used as a residential garden but is currently a disused, privately own piece of land.

The front of the site is the main access point from Waterhouse Lane. Yellow toned light coloured stone walls lead into the expansive land which has various sections of vegetation across the site.

This proposal involves clearing the necessary vegetation on site for the proposed single dwelling and associated landscaping whilst retaining the existing trees to the west of the site.

Views to and from the site show that there is little to no visual connection between the site and the school grounds to the rear and the dwellings opposite to the front. Both views are well shielded by a number of mature trees.

### Site as Existing





View to the front of the site



View to the rear of the site



View from site to 21 Waterhouse Lane



View from site to 15 Waterhouse Lane

## 2.2 Existing Site

### 2.2.1 Site Analysis

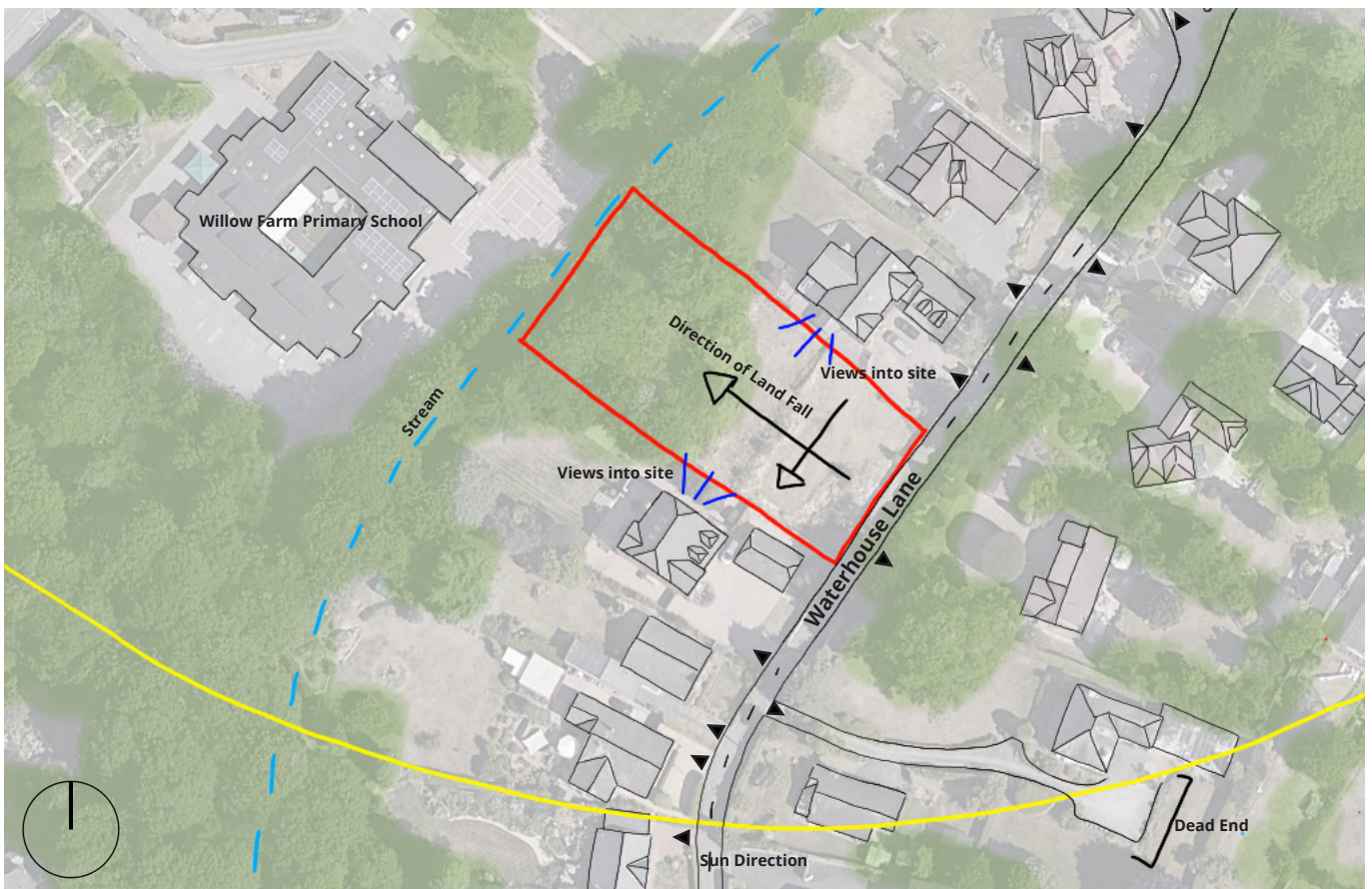
The image below shows the site, outlined in red with surrounding buildings highlighted along with various opportunities and constraints to be aware of.

#### Site Constraints and Opportunities:

- The private lane access into site
- Stream to the rear of the site
- Existing Trees on and around the site
- School grounds to the rear
- Distance to neighbouring houses
- Level change in the site topography
- Unrestricted existing open space
- Windows on adjacent dwellings

 Site Boundary

 Access from Waterhouse Lane







## Chapter 3: Planning History and Policies

### 3.1 Planning History

Since 2000, the site has had various planning applications and approvals with the more recent applications continued through to the discharge of conditions. Applications along with their reference number and descriptions are detailed below.

**Application reference: 2011/1297DOC Discharge of Conditions (Appn No 2005/0088, DOC accepted 6th January 2012 - Land Adj. 15 Waterhouse Lane Gedling Nottinghamshire NG4 4BP**

**Application reference: 2011/1293DOC Discharge of Condition 1 (Appn No 2010/0667), DOC accepted 6th January 2012 - Plot 2 Land Adj. 15 Waterhouse Lane Gedling Nottinghamshire NG4 4BP**

**Application reference: 2010/0996DOC Discharge of conditions 3, 4, 5, 7, 11 and 12 (Appn No 2010/0667), DOC accepted 27th September 2011 - Land Adjacent To 15 Waterhouse Lane Gedling Nottinghamshire NG4 4BP**

**Application reference: 2010/0667 - Erect detached dwelling with garage on plot 2, Permission Granted 21st September 2010 - Land Adjacent To 15 Waterhouse Lane Gedling Nottinghamshire NG4 4BP**

**Application reference: 2010/0140 - Erection of 2 houses with garages (Renewal of 2005/0088), Permission Granted 1st April 2010 - Land Adjoining 15 Waterhouse Lane Gedling Nottinghamshire**

**Application reference: 2009/0061DOC Erection of 2 houses with garages (see 2005/0088), DOC accepted 29th May 2009 - Land Adjoining 15 Waterhouse Lane Gedling Nottinghamshire**

**Application reference: 2005/0088 Erection of 2 houses with garages, planning permission granted 11th March 2005 - Land Adjoining 15 Waterhouse Lane Gedling Nottinghamshire**

**Application reference: 2000/0295 Erection of 2 No. houses each with garage, planning permission granted 20th April 2000 - Land adj. 15 Waterhouse Lane Gedling.**



### 3.2 Gedling Local Planning Document

Relevant Local Planning Policies from the Local Planning Document (Part 2 Local Plan) have been highlighted below and responses to each have been included.

#### Policy LPD 18 - Protecting and Enhancing Biodiversity

*Please see Document P2477\_Preliminary Ecological Appraisal Report.*

#### Policy LPD 19 - Landscape Character and Visual Impact

*The impact on both the landscape as a resource and the visual affects on people's views and visual amenity will be minimal. Views across the open landscape to the rear will be retained.*

#### Policy LPD 20 - Protection of Open Space

*Whilst the site of this proposal backs onto the Protected Open Space: Midland Wood (Whimsey Park), this proposal does not encroach or impact the space visually or physically.*

#### Policy LPD 32 - Amenity

##### *Overshadowing*

*The proposed dwelling has been designed to work with the existing heights of the adjacent buildings to No.15 and No.21 Waterhouse Lane.*

##### *Overbearing*

*No. 15 Waterhouse Lane to the south of the site has very few windows facing the proposal which are currently blocked from the site by the existing timber fence and existing trees.*

##### *Overlooking*

*The proposed dwelling has been located on site with sufficient separation distances and discussions have taken place between neighbours to allow for comments to be raised.*

*No. 21 Waterhouse Lane has windows facing the site but the proposed dwelling has been located far enough away from the side windows to not block the southern light.*

*No windows have been proposed to face No.21 Waterhouse Lane other than roof lights which do not allow views in or to No.21.*

*The majority of the windows of the proposed dwelling face No.15 which has 2 low level windows facing the site but are as aforementioned blocked from the site of this proposal by a tall timber fence and trees.*

##### *Residential Visual Amenity*

*The design, size, scale and plot position have been designed to positively impact the surrounding area.*

##### *Pollution*

*The proposed dwelling is located far enough away to limit light and visual pollution*

##### *Impact on renewable energy generation*

*The proposed dwelling features a number of solar panels and does not affect the possibility of neighbouring properties to do the same.*

#### Policy LPD 42 - Self Build and Custom Homes

*The development is located well between the adjacent properties, is not within a green belt, has been designed to a high standard, does not have a significant impact on the adjacent properties and there is an appropriate provision for parking.*

## Chapter 4: Design Proposals

### 4.1 Site Plan

The layout of site plan has been designed to reflect and complement the neighbouring developments taking care to work with the existing Bulwell Stone entryway.

The site is accessed via a large driveway with a detached garage and car port under a gabled roof tucked behind the existing stone wall. The proposed single dwelling runs down the length of the site with outdoor space to the North, South and West.

To create a boundary between the driveway and the private garden beyond, a brick boundary wall has been proposed, extending from and complementing the existing Bulwell stone on the south side of the site. A timber fence has been proposed along the boundary to the North side of the site.

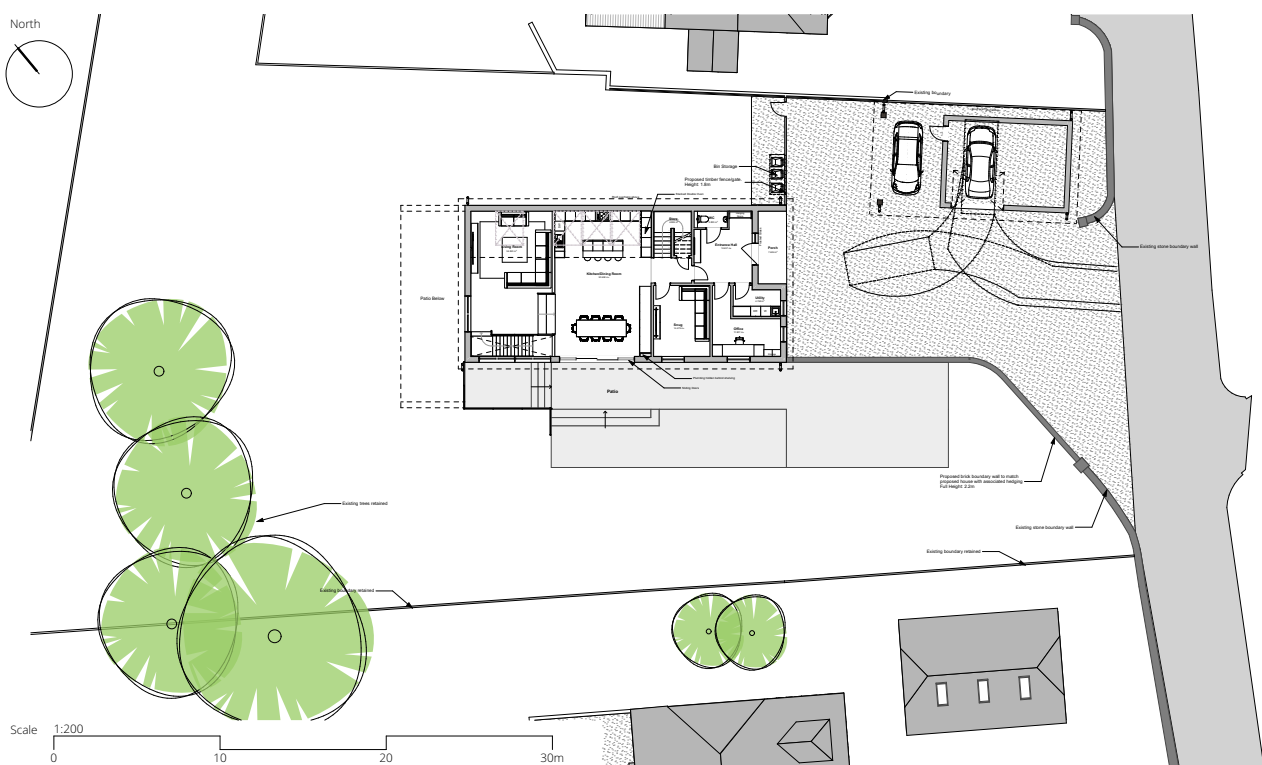
Access to the rear of the site from the driveway is via a single gate in the proposed timber fence which also leads to the bin storage.

#### Waste Management Plan

There is a sufficient provision for waste storage located behind the timber fence and sufficient provision for the refuse bins to be moved from that location to the kerb for collection.

#### Landscaping

The existing trees on site are to be retained with additional proposed vegetation to the front of the site along the existing boundary wall, visible to Waterhouse Lane.



## 4.2 Main House Floor Plans

The main dwelling proposed is split into 3 levels, the basement, ground and first floor, to make the most of the existing sloping site.

The main entry to the dwelling is on the ground floor from the main entrance off Waterhouse Lane.

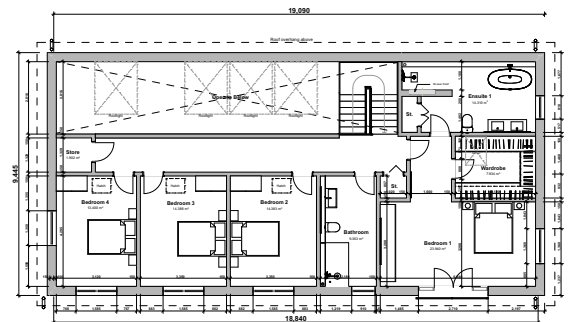
Off the enclosed entry, there is access to an office, utility room and WC. A single door separates the entry from the open plan kitchen/diner with a split level living space which also includes access to the stairs up to the first floor and access to the snug. The external patio area to the South can be accessed from both the kitchen/diner.

From the open plan living space, the basement level can be accessed via an internal stair. The basement level includes a gym with a plant room and 3 storage rooms.

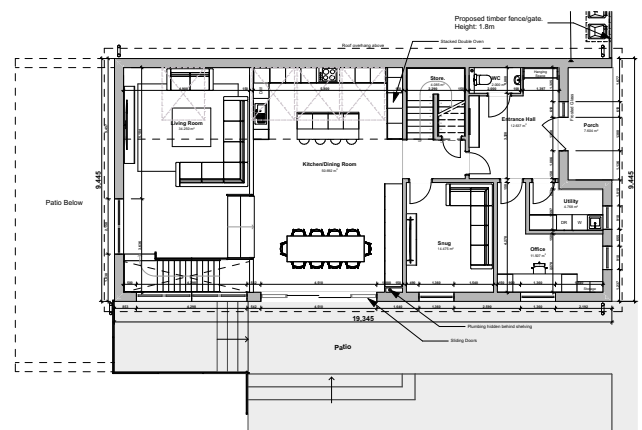
From the basement level patio there is direct access to the rear garden and an external store.

The first floor is accessed via the staircase between the entry and the open plan kitchen/diner and living space on the ground floor. The staircase leads to a first floor walkway with a void over the kitchen and living space. Roof lights are located above this void allowing light into the upper floor landing and the ground floor living spaces.

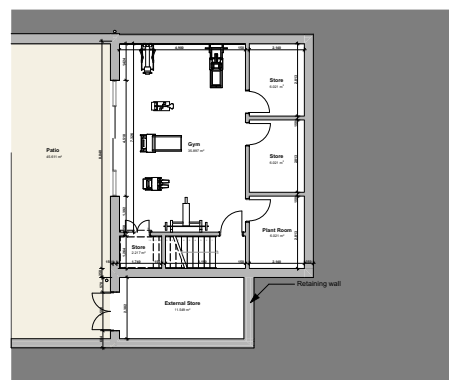
This landing leads to 2 store rooms, 3 bedrooms, a family bathroom and the Master bedroom suite with ensuite bathroom and walk in wardrobe.



First Floor Plan



Ground Floor Plan



Basement Floor Plan

### 4.3 Main House Elevations

The proposed dwelling uses brick externally to complement the adjacent brick dwellings at 15 and 21 Waterhouse Lane.

The East elevation is the main view of the house from Waterhouse Lane. It sits well between the two existing adjacent properties with regards to its overall massing and ridge height.

On the ground floor, the front door has been set back breaking up the design of the facade. On the first floor the single narrow bathroom window is in line with the glazing panel next to the front door and the large single window has been designed to balance out the window arrangement with the ground floor.

The South elevation faces No. 15 Waterhouse Lane and features the majority of the windows to the main spaces within the dwelling.

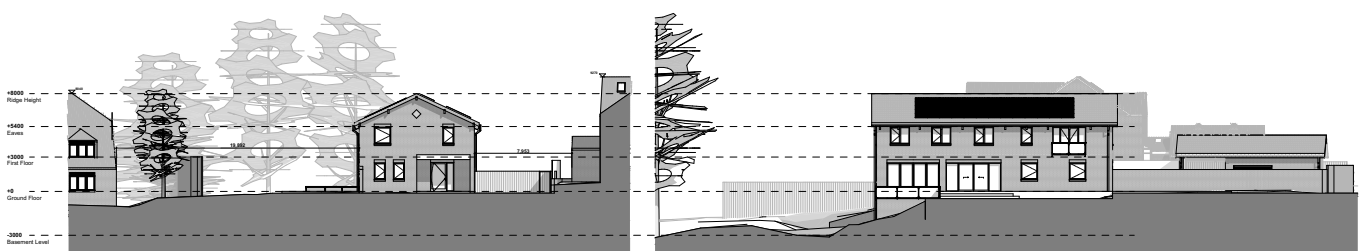
There is however a sufficient separation distance and any views between the dwellings are shielded by a timber boundary fence and a number of trees.

The ground floor has single windows with sill heights of 975mm and full height windows/sliding doors to the open plan kitchen/diner and living spaces.

The first floor windows with the exception of the full height glass doors to the Juliet balcony of the master bedroom have sill heights of 900mm.

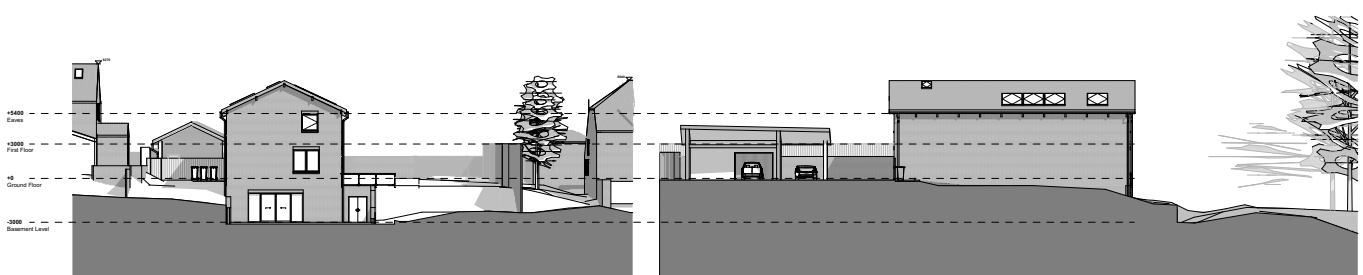
The West elevation features a single first floor window to bedroom 4, a ground floor window to the lower living space and full height glass doors to the basement gym.

The North elevation faces No.21 Waterhouse Lane and by design has no windows to ensure no overlooking issues. It does however feature large rooflights to allow light into the double height space.



East Elevation

South Elevation



West Elevation

North Elevation

#### 4.4 Garage Floor Plans and Elevations

The garage sits at the front of the site as shown in the proposed site plan, orientated to be in keeping with the adjacent properties.

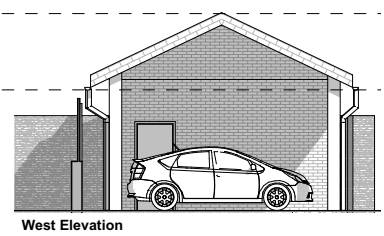
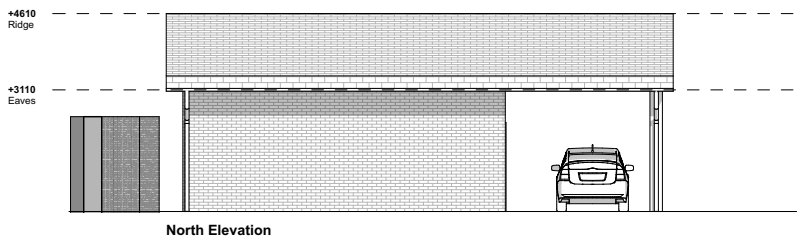
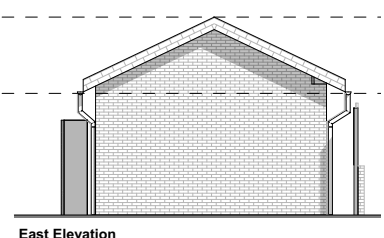
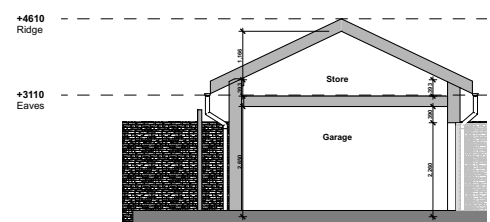
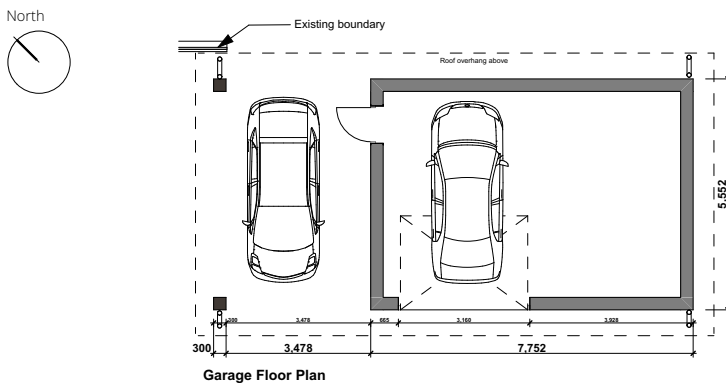
In plan there are two distinct areas joined by the gable roof above and connected via a single doorway. The main structure is enclosed and the gable roof extends beyond this to provide a covered additional parking space.

The roof features an overhang around the footprint of the garage and car port with rainwater pipes and guttering to match the main house.

In elevation the garage follows the design of the main house with a fully brick exterior and overhanging eaves.

To the front of the garage an up and over garage door has been proposed for vehicular access and a single door to the covered car port has been proposed for pedestrian access.

In section, the storage above the main garage can be seen. This will be accessed via a loft hatch.



## 4.5 Materials

The following materials will be used for both the main house and the associated detached garage.

They have been chosen to work with the existing sandstone boundary wall to the front elevation as well as the neighbouring properties.



**Roof:**  
Slate effect Roof Tile



**Rainwater Goods:**  
Black UPVC Plastic



**External Walls:**  
Red Multi-brick



**External boundaries:**  
Timber Feather & Edge



**Front Door:**  
Origin Aluminium  
Doors and Windows  
9005M - Jet Black



**Driveway:**  
Black Tarmac



## Chapter 5: Summary and conclusion

### Background

To conclude, this proposal has been designed to respond well to its surroundings making use of the disused land between two existing brick built dwellings.

The site of this proposal does not have any site designations and is well located on a large and empty site.

### Context

From Waterhouse Lane the main view of the new dwelling and associated garage would be quite understated due to the ridge height, orientation and proposed materials of the new build.

The ridge height has been kept low, the orientation allows for the retention of green space around the dwelling and the materials chosen blend in with the existing buildings adjacent and opposite the site.

### Site Layout

The proposed site layout allows for a natural lead into the site from Waterhouse Lane with space for a detached garage and driveway reflecting the adjacent properties.

Behind the proposed boundary walls of site, is the proposed dwelling with open space to the North, West and South.

### Building layout

The proposed dwelling is arranged over 3 floors including a basement to make use of the changing topography to the rear of the site

Internally, the new dwelling had been designed to make the most of the southern light with the majority of the main rooms and windows located on the South side.

Windows have been placed to allow light in and views out to the surrounding areas whilst limiting overlooking from the adjacent properties.

### Access

Waterhouse Lane is no-through road off Wood Lane with connections to the A6211 and Main Road with links into central Gedling.

The site is easily accessible from Waterhouse Lane by foot, car or bike.





## Chapter 6: References

Local Planning Document (Part 2 Local Plan) -  
July 2018