

# Design & Access / Supporting Statement

49 St. Albans Road, Daybrook, Arnold NG5 6JH

Mr P Hunt



April 2024\_Rev 0  
Prepared by

**P.E.G. associates**  
Limited



# Introduction

This document has been produced to support the full Planning Application for a pair of semi-detached dwellings on land parallel to 49 St. Albans Road, Arnold. The architectural style and facade treatment in accordance with the neighbouring properties and wider context. The application is made, and this report responds to, the former outline application - 2023/0245 - which was granted permission by Gedling Borough Council on 23rd June 2023.

The former outline application, set out the principles for development, from which PEG Associates have since been appointed to design a bespoke response to the site and architectural aesthetic, which reflects and enhances this vacant plot along St. Albans Road.

This report, and the accompanying planning drawings, seek support from Gedling Borough Council through the discussion of the following matters-

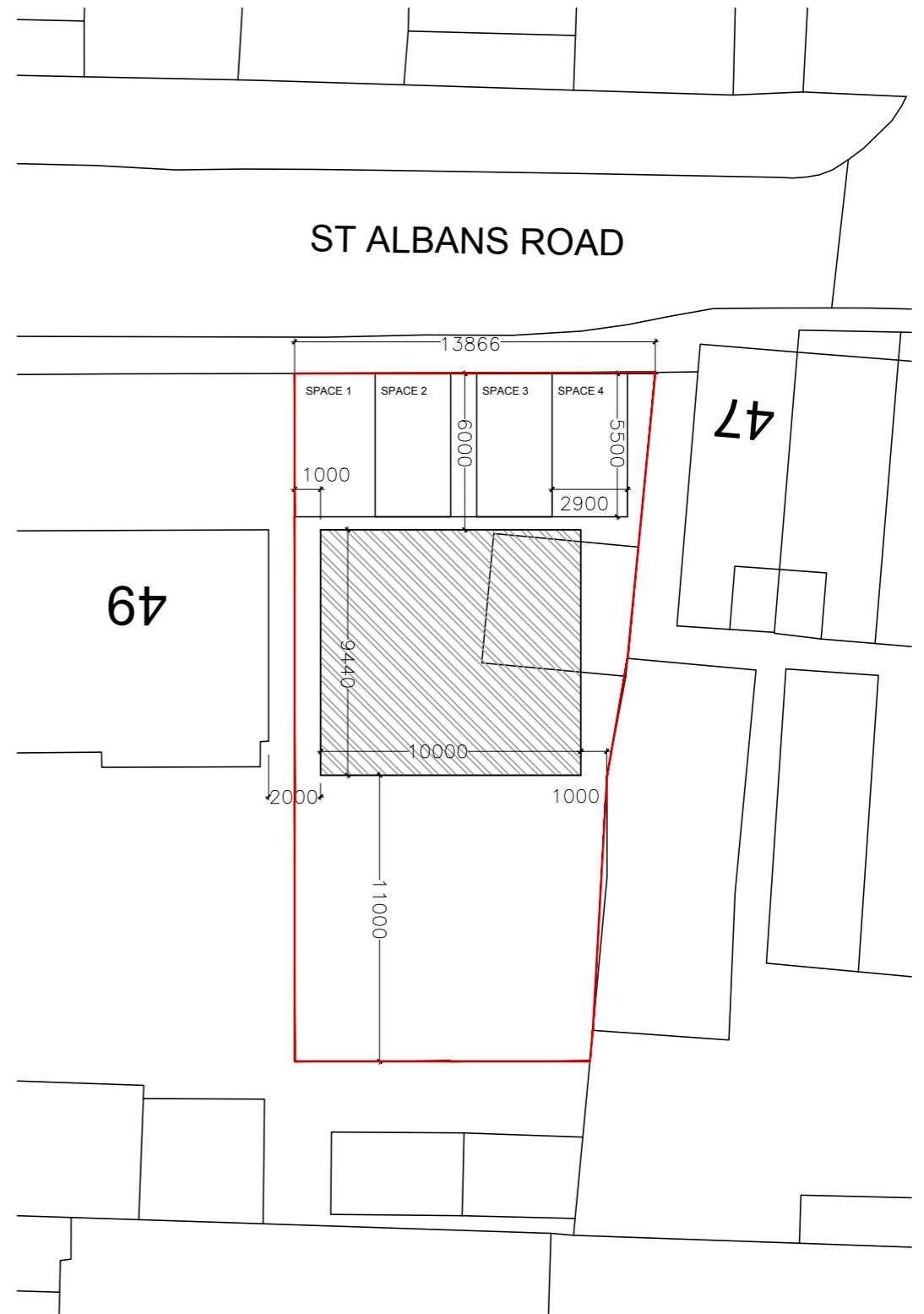
1. Design- Review of the proposed Footprint, Massing & Aesthetics
2. Technical Approach - Review of Flood Risk Assessment, Drainage & Highways
3. Summary



Photographs along St. Albans Road - illustrating massing of 3 storeys, room in roof dormers and mix of single storey opposite 2 and 3 storey - all with different aesthetic details



**Diagram 1 - Footprint Rationale**



**Ariel View 1 of Site**



**Ariel View 2 of Site**



# 1. Design

## Footprint

The starting point for the design of the scheme was to review the prescriptive site footprint as set out within the Outline Application. In order to ensure that the internal layout design of the property could be fully achieved, the overall footprint needed to respond to achieve the following

Diagram 1 opposite, illustrates the principles applied :

- Primary Facade - Maintaining the building line to number 49 and distance to the street boundary
- Rear Building Line - ensuring that the footprint does not exceed that of the neighbouring properties - for massing and privacy - by providing 11m to the boundary
- 2m offset to the footprint of number 49 and minimum 1m access pathways all around proposed properties
- 5.5m x 2.9m parking spaces as set out by Highways - providing x2 spaces per property.

The existing site is located near Arnold town centre with terraced Victorian premises to one side and 1970s style townhouses to the other side. The existing site comprises a detached two storey brown brick detached dwelling with attached garage built in the 1930s, with a detached two storey flat roofed workshop and offices to the rear of the dwelling, and a detached garden room occupying the part of the proposed site. The proposed properties will front onto St Albans Road with two car parking spaces to each new dwelling in suitable finish together with drainage channels. The existing site is enclosed with brick walling to the side and rear boundaries and timber fencing to the front.

## Massing

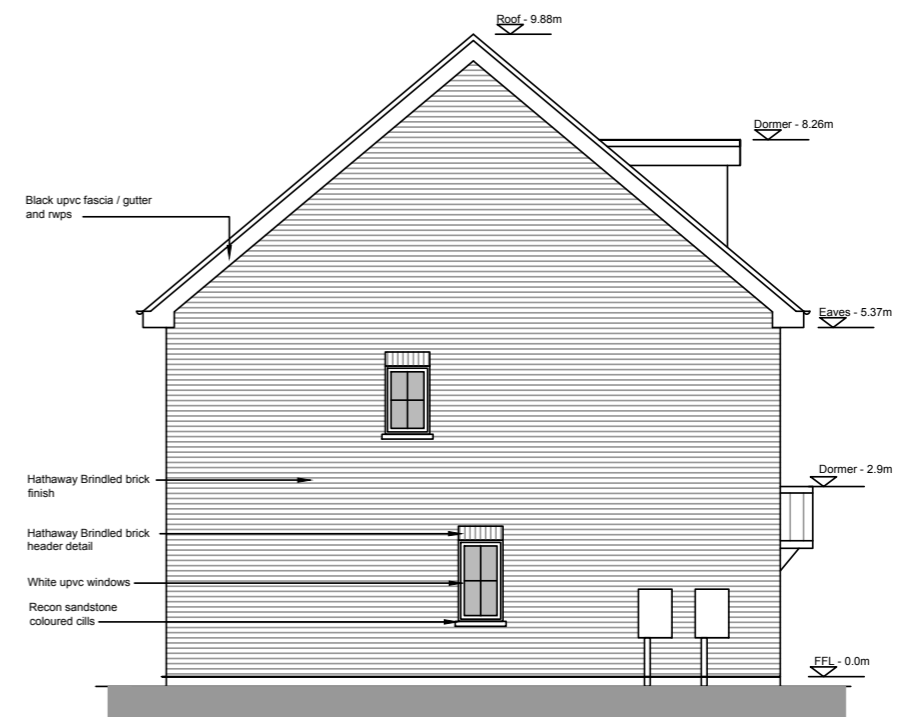
Following the principles of the footprint, the massing has been designed to meet the character of the area, along with the response to the immediate neighbours. St. Albans Road street frontage varies considerably across the whole street, from very basic detailing of the social housing, to the more elaborate detailing of the immediate neighbouring property number 49. This design maintains 2 storey massing, with room in roof provision and dormers, and selects the higher quality examples along the road for aesthetic principles .



**Street view of the site**



**PROPOSED FRONT ELEVATION**



**PROPOSED SIDE ELEVATION 1**

# ST ALBANS ROAD

**notes**  
 1. Refer to figured dimensions, do not scale.  
 2. If in doubt refer to the Architect before work starts.  
 3. All dimensions are to be checked on site.  
 4. The Architects disclaim responsibility for variations from this drawing made without their written consent.  
 5. Please ensure that there have been no additional revisions to this drawing before starting work.

**revisions**  
 x.x.x



New dropped kerb installed for access - subject to contractors arrangement with Highways

200mm high raised kerb and soft landscaped area between properties to define boundary

Permeable block paving finish to driveway and parking spaces

Foul and Storm drainage set to the front of the property to connect into the mains sewers within St. Albans Road - indicative layouts identified

49

2.1m high fencing along boundary

Rear roof storm drains to connect to water butt collections

Rear and side path hard landscaping - Marshalls Fairstone Riven  
 Colour: Silver Birch Multi  
 Size: 560x560  
 Finish: Riven

New mixed hedging to be installed to height of existing walls and boundaries to maximise privacy

Rear garden hard and soft landscaped area approx - 65sqm per plot

New 2.1 sqm timber close boarded boundary fence between properties

Extents of entire Plot(s) Boundary, total plot area including buildings - 330sqm

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## Aesthetic

The photographs and elevations on the adjacent page illustrate the proposed aesthetic. Window and door detailing is of a similar proportion to the site context along with material finishes - from the main multi brickwork, to the roofing finishes and use of natural timber for porch/dormers - all as per the context. The Materials for the scheme are detailed within the application forms and drawings.

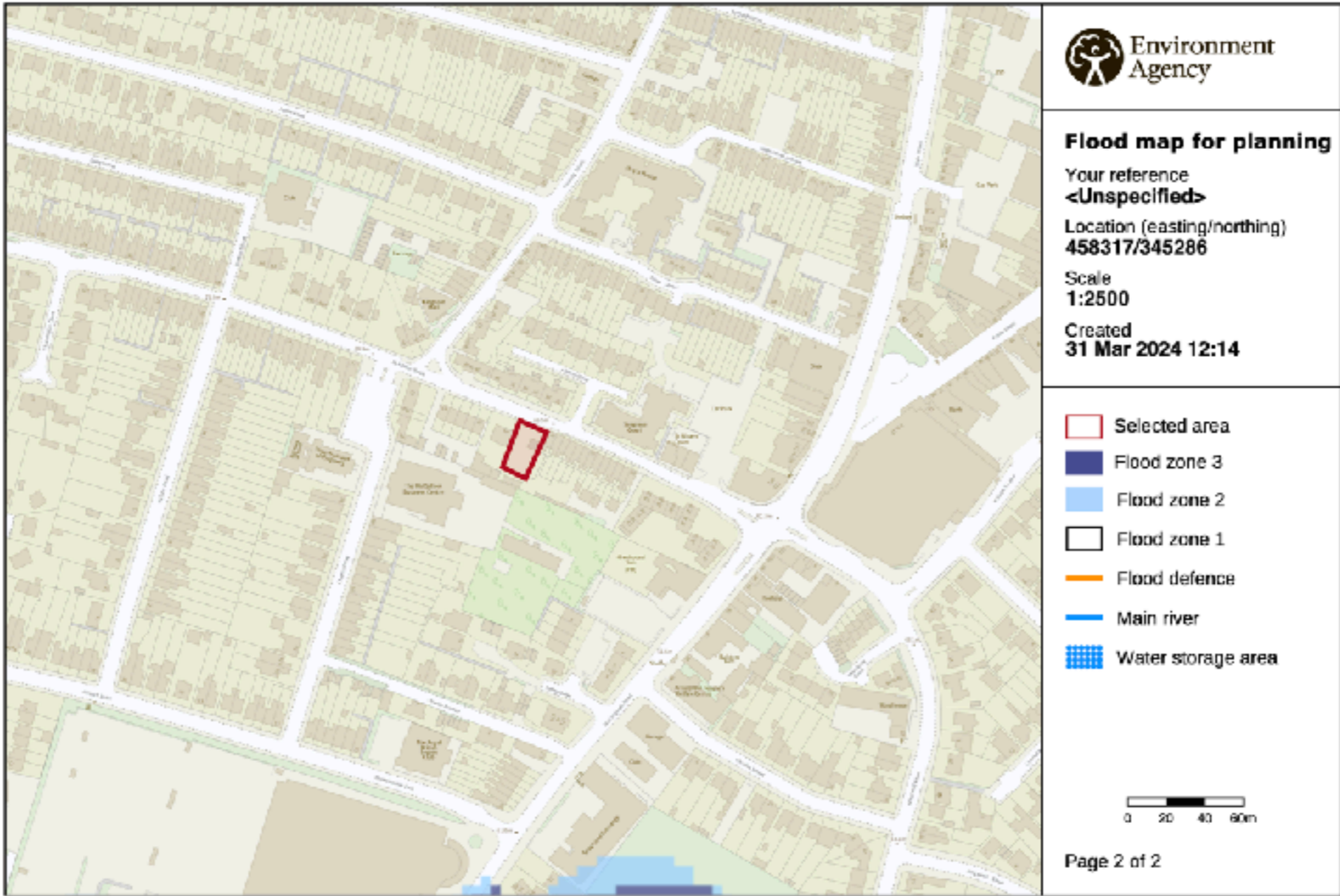
## Site Design

The masterplan opposite, identifies the principle for the organisation of the site. Two parking spaces have been identified to the front of each property. Pathways then form the point of access, left or right, into the rear garden. The rear garden is split, with a mix of hard and soft landscaping, providing approx 65sqm of amenity space per plot. It should be noted that the hard landscaping to the front and rear of the site is permeable to reduce the storm water requirements into the existing sewers. The new fence boundary to the left of the site is 2.1m high timber fence, and added where required to the right hand side existing brick wall boundary.

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Client  
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 49 St. Albans Road,  
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 Proposed Elevations  
 Scale 1:100 @A3 Date April 2024  
 No. (08) 003 Revision  
 Drawn by  
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**Environment Agency Extract - Flood Map**



## 2. Technical Approach

### Flood Risk Assessment

The extract as illustrated on the adjacent page illustrates that the site does not fall within a Flood Risk Zone, and therefore will not require a raised ground floor level or other remedial works.

### Drainage

The site is generally flat and therefore mechanical adaptations for drainage such as pumps etc should not be required, both foul and storm will be directed to the front of the site into the existing infrastructure. In addition, for the storm water, the front and rear of the site's hard landscaping is permeable and water collection from the rear roof has the ability to be connected to water storage systems for the occupants use.

### Highways

As previously discussed within the report, an application will be made to the Highways Department for a new dropped kerb access onto the site. Four new external parking spaces are provided at 5.5 x 2.9m each - as per regulations, along with H bar markings to the road. Any new low level walls to the front of the site introduced, with any soft landscape plating to be maintained to a height that will not impact of the visibility splays to the street.

### Access

In addition to the on site parking provision listed above, the proposed site is located very close to Nottingham Road and Mansfield Road with a plentiful provision of bus routes. The proposed dwellings are to fully comply with Part M of the Building Regulations with regards to level access to the external doors, an accessible w.c. is to be provided on the ground floor and all internal door widths and circulation space.



## 3. Summary

This document has set out the principles of design for the proposed new residential plots at 49 St. Albans Road, Arnold, following the planning grant of the former outline application 2023/0245.

The appointment of PEG Associates, along with full design review of the site is a response to the commitment to provide a high quality scheme which is appropriate to the plot and wider context.

We believe that the proposal, as per the full planning application drawing package, meets and enhances the existing vacant plot and street scene in a sympathetic manner to the local vernacular.

We look forward to receiving Gedling Borough Council's comments on the attached and hope to receive their support for the application.