

Thurlstone House – New House

Design & Access Statement

Access

Access will remain from Towngate through an extended driveway. The entrance will be widened slightly beyond the gate area and the flank walls beyond the gate post will be decreased in height to allow better exit visibility although there is no record of accidents at the exit.

Design

Site

The site is within the Conservation Area and the Urban Fabric of Thurlstone. It is not in Green Belt and is screened from the immediate curtilage area of Thurlstone House by hedges. The site has open fields to east and domestic curtilages to other boundaries.

Towngate

The character of Towngate is formed by its wide mixture of properties to the eastern side generally historic houses and converted barns. The properties are structured into two main layers. The first layer are properties mainly to the immediate road frontage but deep within the frontages are other residences behind road side properties but with shares access drives and courtyards. The property deeply set behind Redminster Barn recorded as No 27 has direct access off Manchester Road.

The Proposal – Planning Policies

A second high quality residence is proposed within the curtilage of Thurlstone House. It occupies a generous little used garden area and shares the drive in the usual Towngate arrangement. The main elevations far exceed required stand off distances with Thurlstone House. The property will provide a low density overall development in line with the Council's aspirations for high quality individual properties in sustainable locations and in line with the Council's Housing Strategy 2014-2033 (P6 Strategic Objectives, P 10 Housing Shortfalls, Targets for New Homes) The proposal will, in accord with the NPPF (Delivering a wide choice of high quality homes) and its three dimensions to sustainable development.

Policy H8D of the UDP supports development where there is no harm to the local environment or the amenities of existing residents, no traffic problems or prejudice possible future development of large areas. The proposal will not conflict with these principles.

Design

The single property is in a classical aesthetic to sit comfortably in the historic setting of the Conservation Area. It does, however, contain modern accommodation and meets with the Council's requirements in terms of the protection of public amenity. The building will have little direct impact in the conservation as, like others, it will be mainly screened from public areas. The building will not compromise the privacy of other properties.

The building will be in natural stone with timber casements and doors. The building will utilise heat pumps to provide economic green energy. The boundaries of the site will be landscaped with new indigenous trees and shrubs particularly to the eastern boundary.