

DESIGN STATEMENT

House on land in curtilege of 134 Church Hill Royston

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1. INTRODUCTION

- 1.1 This design statement has been prepared by J Murray on behalf of Mr Alan Shaw.
- 1.2 The statement has been written to support a full planning application for the erection of a single dwelling on land in the curtilage of 134 Church Hill Royston.
- 1.3 This statement has been written in accordance with the Government Circular 01/2006 - Section 3 Design and Access Statements. The statement will identify the approach which has been used in relationship to design, in particular the following aspects of the development will be considered:
 - Amount of development
 - Layout of the development
 - Scale of the development
 - Provision of landscaping
 - Appearance of the development
- 1.4 The report then concludes with a summary of the approach taken and the reasoning behind the design approach as well as the suitability of the principle of this form of development.

2. DESIGN STATEMENT

- 2.1 The development proposal comprises of a full planning application which is seeking approval to erect a detached house. The accommodation will form a detached house with ancillary car parking space and sufficient vehicular turning. J Murray has previously engaged with the Local Planning Authority on this scheme.
- 2.2 The application is supported with a site plan together with the plan and elevation drawings illustrating how the development can be accommodated on this parcel of land.

3. VEHICLE ACCESS TO THE SITE IS AVAILABLE FROM CHURCH HILL WHICH LINKS TO THE SURROUNDING RESIDENTIAL AREA AND CAN BE APPROACHED FROM THE VILLAGE CENTRE. A TOTAL OF 3 OFF STREET CAR PARKING SPACES WILL BE PROVIDED WITHIN THE SITE THIS LEVEL OF PROVISION IS CONSIDERED ENTIRELY APPROPRIATE UNDER THE TERMS OF NATIONAL PLANNING POLICY GUIDANCE. THE SITE IS IN CLOSE PROXIMITY TO RESIDENTIAL STREETS AND THE BUS INFRASTRUCTURE. ON THE ADJACENT LAND THERE IS THE EXISTING DWELLING NO 134 CHURCH HILL WITH ITS OWN VEHICULAR ACCESS, THIS DWELLING IS SUBJECT TO ITS OWN PLANNING APPLICATION WHICH SEEKS TO EXTEND AND REMODEL THE PROPERTY. AMOUNT OF DEVELOPMENT

- 3.1 It is evident that the area of land which is subject to this particular application is vacant garden area adjacent a detached property.
- 3.2 This is a parcel within domestic curtilage and consequently the principle of development on such site for residential purposes is acceptable and would be within design guidance eg all separation distances are achievable. Developing such parcels of land clearly accords with the current national planning guidance contained within PPG3 and the thrust of the Regional Planning Guidance contained within RSS12.

- 3.3 Before establishing the suitability of the site for development it is important that the context of the land must be understood before a decision is made as whether the proposal constitutes a suitable development opportunity for the site.
- 3.4 It is evident that the locality comprises of a range of residential property types the majority being detached or semi detached and two storeys high.
- 3.5 The area is considered to provide a relatively low density form of housing and consequently the development of the application site for the purposes hereby applied for would contribute to the eclectic mix which is entirely appropriate within this popular residential area.
- 3.6 It must be noted that the application site is approximately at the same level as Church Hill.
- 3.7 The proposal will not introduce an alien form of accommodation to the area. Paragraph 10 of PPG3 states that the Government does not accept different types of housing and tenures necessarily make bad neighbours. Indeed, Local Planning Authorities should encourage the development of mixed and balanced communities.
- 3.8 The applicant is also proposing to provide a total of 3 off street car parking spaces. The range of facilities which are easily accessible are alternative modes of transport will be referred to later within the Access Statement associated with this particular application. Given the sustainability credentials of the site, the approach to the overall provision of car parking is considered to be entirely appropriate.

4. LAYOUT OF DEVELOPMENT

- 4.1 The development proposal has sought to utilise the land in an efficient way in order to facilitate the erection of two dwellings. The principle elevation of the buildings will face Church Hill.
- 4.2 The general locality comprises residential properties. The application incorporates a design layout which provides an efficient use of the site and maintains the character of the streetscape.
- 4.3 The layout has also been designed as to provide optimum levels of separation between existing residential properties and the new houses avoiding any potential invasion of privacy and consequent loss of amenity.

5 Scale

- 5.1 The scale of the building is defined by the length x breadth x height of the proposed built form. It is evident from the submitted drawings that the scale of the built form is similar to that of the surrounding residential properties which comprise of primarily 2 storey terraced dwellings.
- 5.2 It must also be noted that the siting of the dwellings will not have any adverse impact in terms of overshadowing and given the levels of separation and overbearing impact. Given the levels of separation the impact of the scale on the general locality will give the impression of a domestic level of built form and one which is not harmful to the overall character and appearance of this general area.

6 LANDSCAPING

- 6.1 There are clearly no policy objections in principle to developing this site with a domestic scale of extension and an adequate means of access to this area of land already exists. It is also evident that the nature of the use will not be demonstrable harmful on the impact upon immediate neighbours as this use of dwellings being located at the rear of surrounding residential areas is perfectly acceptable. The application will also provide opportunities to incorporate areas of new landscaping which will assist in the overall

appearance of the site creating a high quality environment which will benefit the local population.

- 6.2 Appropriate landscaping within the site will also assist in the provision of usable amenity areas and hence the overall ecological value of the land and create a high quality residential environment.

7 APPEARANCE

- 7.1 The applicant is to utilise a traditional build method incorporating a range of architectural features which are common place in this locality and positively contribute to the overall appearance of the building. The proposal will include the use of facing bricks with contrast headers to break up the elevation, grey plain tiles, fenestration detailing, a vertical emphasis to all fenestration, and gable ended main roofs. This will enhance the overall modelling and appearance of the building when viewed from the surrounding areas.
- 7.2 The introduction of the architectural features referred to above also contribute to breaking of the overall massing of the building which in turn further enhances the overall appearance of this traditionally built modern dwelling.
- 7.3 The architectural detailing , together with the varying fenestration detailing to all elevations therefore provides the opportunity for the building to have an attractive and visually stimulating elevations to areas from where the site is visible. Therefore, the appearance of the built form has taken account of the differing aspects and responded accordingly.

8 Conclusion

- 8.1 The amount of development proposed is considered suitable for the site and the nature of accommodation, namely domestic in scale and character , are entirely appropriate for this locality.

- 8.2 The siting and orientation of the built form will avoid there being any adverse impact on immediate neighbours given appropriate levels of separation and certainly given the siting from properties on Church Hill there will be no impact associated with overshadowing.
- 8.3 The application site can accommodate the nature of the extended built form proposed without compromising the character of the surrounding residential street scene which primarily comprises of the terraced properties facing onto the highways in the locality. Effectively, this site is located within this established community.
- 8.4 The application site can offer opportunities to incorporate new landscaping which will enhance the overall appearance of the site and will make contributions to the ecology of the locality. Such a matter can form the basis of a suitably worded planning condition in the event that the scheme is considered to be appropriate by the Local Planning Authority.
- 8.5 The orientation and provision of windows will avoid any direct overlooking on neighbouring residential properties thereby ensuring the amenities of future and existing occupants are fully protected.
- 8.6 The density of development is entirely compatible with the thrust of national planning policy in terms of making use of high sustainable urban brownfield land.
- 8.7 The scale of built form is entirely appropriate for this parcel of land. It is also evident that the scheme will not project beyond the ridge line of immediate residential properties and is therefore of a scale suitable for this location.
- 8.8 The application proposal is also providing opportunity to add to an existing vacant parcel of land within an established community.
- 8.9 The overall quality of the materials to be use on the design are incorporated in the fabric of the building is entirely commensurate with the types of urban

form in the area and the scale and massing of the proposed building is such that it creates a visually attractive feature within this parcel of land.

- 8.10 Granting an efficient use of land on this particular site will create much needed housing for the local population and efficiently utilise a parcel of brownfield land.