

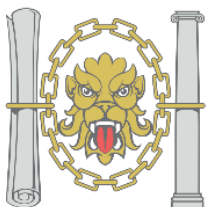


Design statement highlighting how the proposal relates to local policies

# Design & Access Statement

Property Address:

Manor Cottage  
Vineyards Road  
Northaw  
EN6 4PQ



**Chartered Institute of  
Architectural Technologists**  
Registered Practice

## **1.0** Introduction

## **2.0** Design Principles and Concepts

## **3.0** Context Appraisal

## **4.0** Landscaping

## **5.0** Conclusion

## **Appendix A** Comparison of permitted development and the proposed works

## 1.0 Introduction

The Design Statement accompanies the application to erect a replacement dwellinghouse following the demolition of the existing dwellinghouse.

The existing site is at the corner of Vineyards Road and the private access lane to Nyn Manor, with pedestrian and vehicular access from the private lane. The existing dwellinghouse offers little architectural merit, and is predominantly brick with faux tudor detailing to the rear. The boundaries are grass verges with well-maintained hedgerows. In addition to the existing dwellinghouse there are a number of smaller outbuildings on the site. The anticipated works will improve the use of the site by consolidating all existing outbuildings and including their functions within the footprint of the new building.

The topography of the site slopes away from the access lane towards a small stream to the rear of the site. The slope of the land means that the existing bungalow has a partial basement visible to the rear.

Certificates of Lawful Development have been obtained for three differing elements on the site:

- Prior approval for the erection of a single storey rear extension measuring 8m in depth, 2.441m in height and 2.280 to the eaves (6/2018/0713/PN8).
- Erection of single storey side extension (6/2018/1666/LAWP)
- Prior approval for an additional storey on the existing property (6/2020/3347/PN27)

Each of these applications have sought to improve the way the existing property functions, however, the anticipated building work would result in a more coherent solution that will improve the whole site, thereby benefitting the neighbouring area.

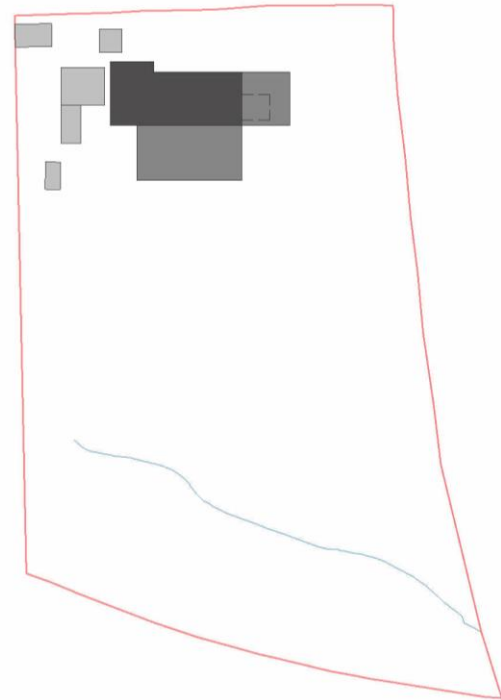
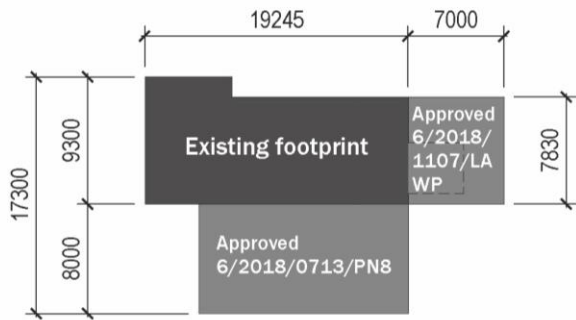
## 2.0 Design Principles and Concepts

The anticipated works are for a traditional house that respects the scale of the site and the neighbouring properties. The site naturally allows for a grander scale to the rear of the property, and through the use of materials and architectural detailing the resulting design is an inviting property that will enhance the area.

The eave heights have been carefully considered to ensure the architecture is balanced from front to rear, and the dormer windows are on the same plane as the lower level so that the building reads coherently.

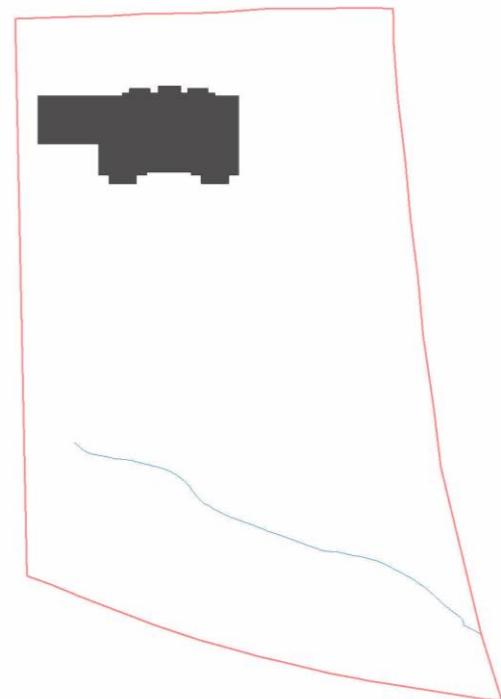
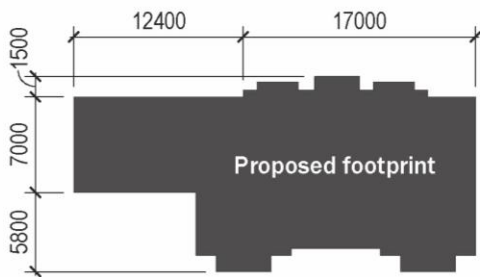
The scale of the property will be similar to some of the larger properties on Vineyards Road, however, in order to establish the site specific constraints, the existing certificates for lawful development as well as current planning policies have been carefully considered to determine the footprint, height and volume.

The diagrams overleaf illustrate the how the proposed design respects the footprint of the existing building and outbuildings, consolidating everything into a single, smaller footprint within the site.



Existing footprint area	160m <sup>2</sup>
Existing conservatory	15m <sup>2</sup>
Approved 6/2018/0713/PN8	122m <sup>2</sup>
Approved 6/2018/1107/LAWP	55m <sup>2</sup>
<b>Total existing and approved exc. conservatory</b>	<b>337m<sup>2</sup></b>
<b>Area of existing outbuilding</b>	<b>90m<sup>2</sup></b>

**Existing footprint and site**



<b>Total proposed are of footprint</b>	<b>320m<sup>2</sup></b>
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**Proposed footprint and site**

Further to the area comparison, the application for prior approval for the additional storey helps define the height of the property. The anticipated works respects these constraints and do not exceed them. The roof will also vary as the building steps with the topography, so that it sits seamlessly into the site.

The volume of the proposed building has also been carefully considered by looking at the sum volume of the existing property and the outbuildings above ground:

Existing Main House excluding the conservatory = 770m<sup>3</sup>  
Existing extensions and permissions excluding the conservatory = 1229m<sup>3</sup>  
Total existing volume = 1099m<sup>3</sup>

As outlined in the planning statement recent policy allows for an increase of 50% of the volume of the existing property above ground, therefore the following figure determines the limit of volume:

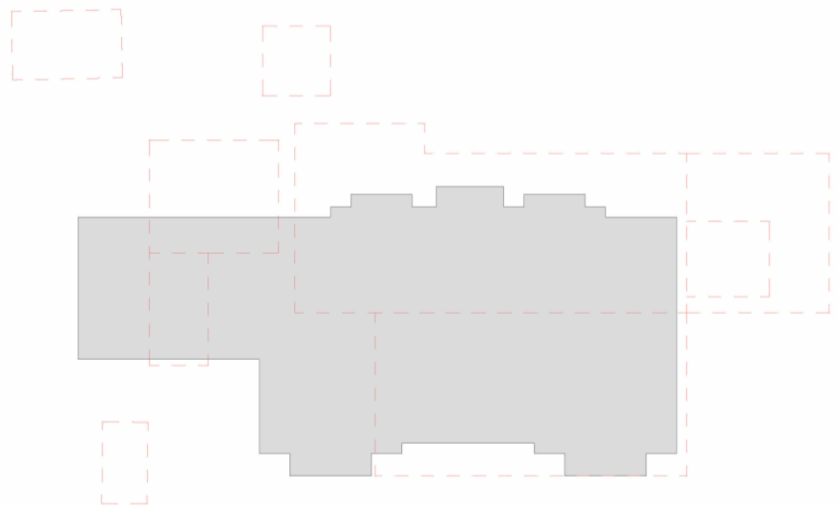
Main House including an additional 50% = 1155m<sup>3</sup> (770m<sup>3</sup> x 150%)  
Existing extensions and permissions excluding the conservatory = 1229m<sup>3</sup>  
Upper volume limit for the proposed building = 2384m<sup>3</sup> above ground level

The proposed new dwellinghouse = 2376 m<sup>3</sup> above ground level

Each element of the design has been carefully balanced to achieve a design that is respectful of the topography, the neighbours and the surrounding area.

The elevations are well balanced and finished with high quality natural stone. All the windows and doors will be detailed to reflect this quality. The architectural scale is smaller at the entrance and sides, respecting all the surrounding buildings. The rear of the property is naturally grander because of the slope of the site, but the architectural approach means that it respects the overall scale. This is achieved in part through the consistent level of the eaves, which have been carefully considered to balance the design.

The location of the building is very deliberate, as it takes into account the varying floor levels required to ensure that the building sits in the topography successfully. It remains stepped back from the main road and it does not exceed the key established constraints of the existing building and its permissions, as illustrated (the red dashed lines illustrate the existing building, permissions, and outbuildings).





### 3.0 Context Appraisal

The site is located within the green belt, surrounded by a mix of residential and agricultural uses. The residential properties vary in scales. The smaller properties typically front Vineyards Road, whilst the larger properties are stepped back. The existing building on the site is stepped back from the main road, with access from the private lane servicing Nyn Manor. The proposed building will be in keeping with the principles established throughout the area.



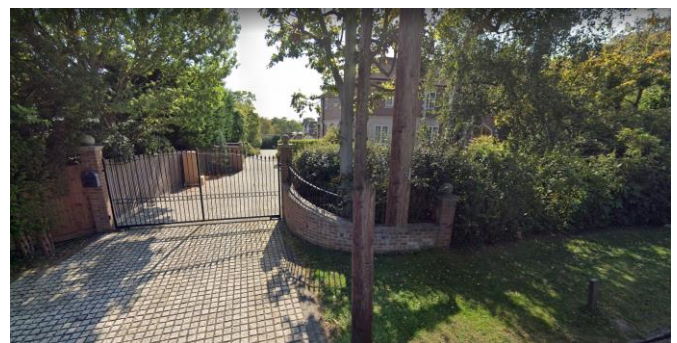
There are a many architectural styles throughout the surrounding area. The following are some examples of grander architectural styles which are visible from the street.











There are many more examples of grander architectural styles in the area, but many of these have high boundary finishes so that photographs are not possible.

#### 4.0 Landscaping

No trees are affected by the proposals.

A small section of hedge is removed to make a second access possible to improve the flow of the driveway.

The use of natural materials that respect the area will be a key factor to the landscaping design.

The design will respect the scale of the building and the topography of the site, ensuring that all works sit effortlessly into the site.



## 5.0 Conclusion

The proposed works will provide a high quality and attractive replacement dwellinghouse that will transform the existing site, resulting in a coherent design that respects the sensitive nature of its location. This is demonstrated through the scale of the design, the architectural detailing, and the use of natural materials throughout. Each element of the design has carefully considered the context, topography, and the established constraints to ensure that there are no detrimental effects to the adjacent neighbours or the wider area.

It is our conclusion that this proposal can have the support of the council and reasonably be granted planning permission.

## APPENDIX A

The following images illustrate a 3D visual comparison between how the property would look having all the permitted development works completed versus the proposed application. The comparisons seeks to demonstrate that that the proposed works are the better solution for development. The images clearly show that the proposed works result in a much more coherent design that will enhance the site and the area, being designed, and constructed to the highest standard.



Image 1.1 View from access lane – All permitted development completed

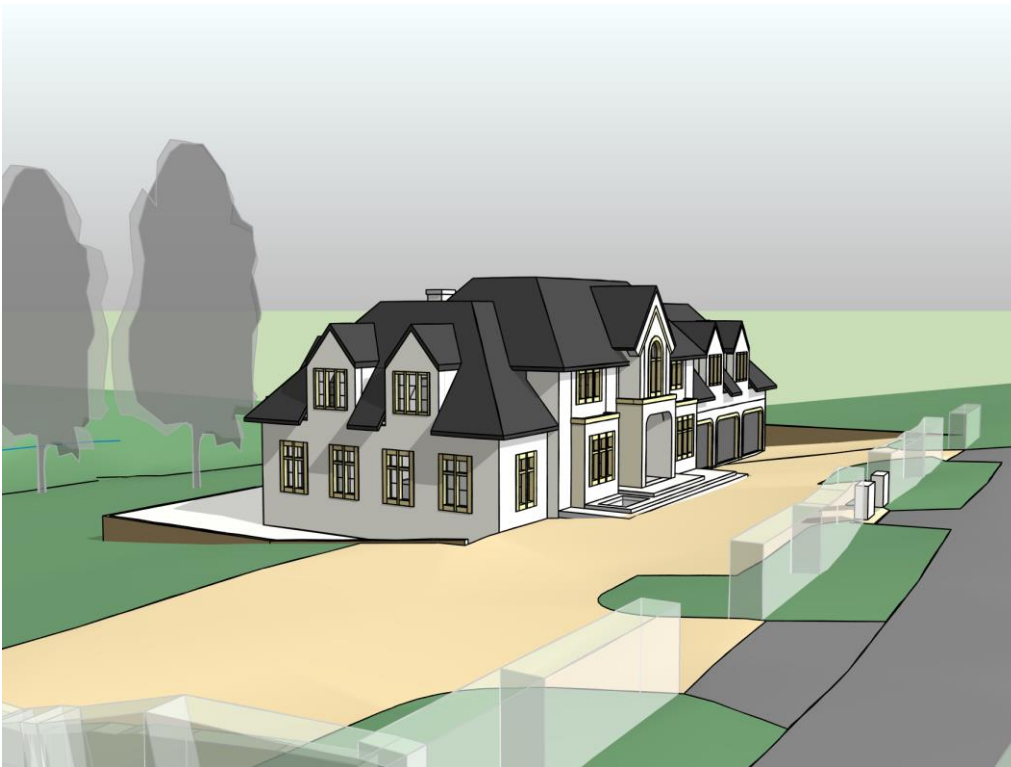


Image 1.2 View from access lane – Proposed application





Image 2.1 View from Vineyards Road – All permitted development completed



Image 2.2 View from Vineyards Road – Proposed application

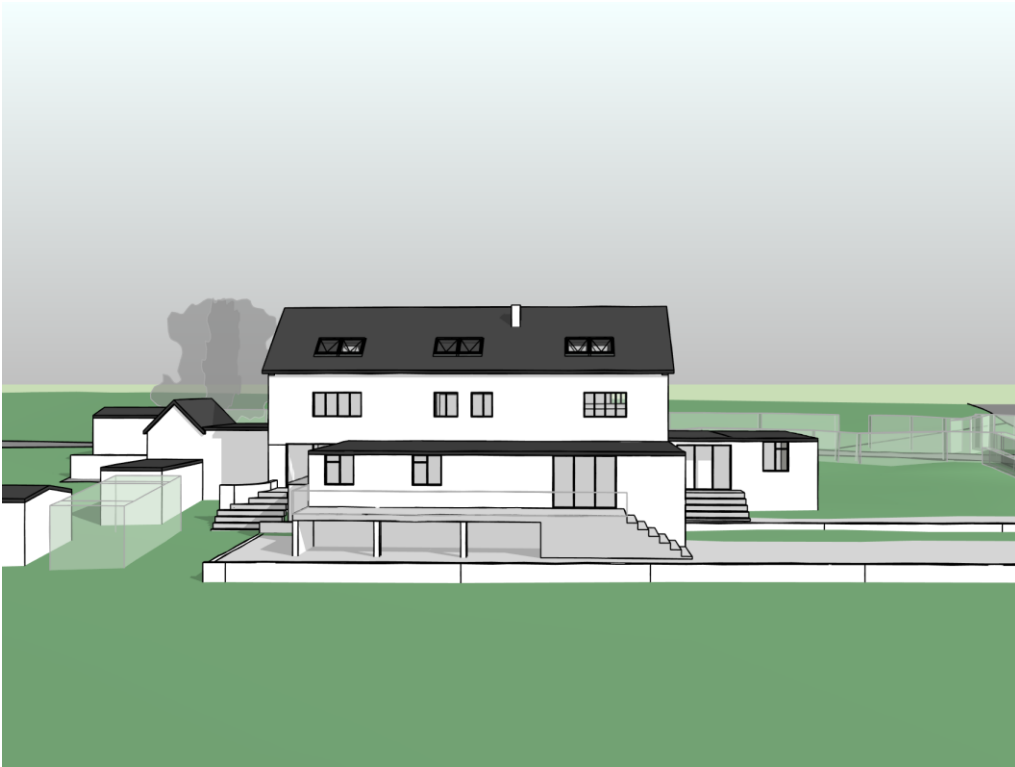


Image 3.1 View from rear of Manor Cottage – All permitted development completed



Image 3.2 View from rear of Manor Cottage – Proposed application

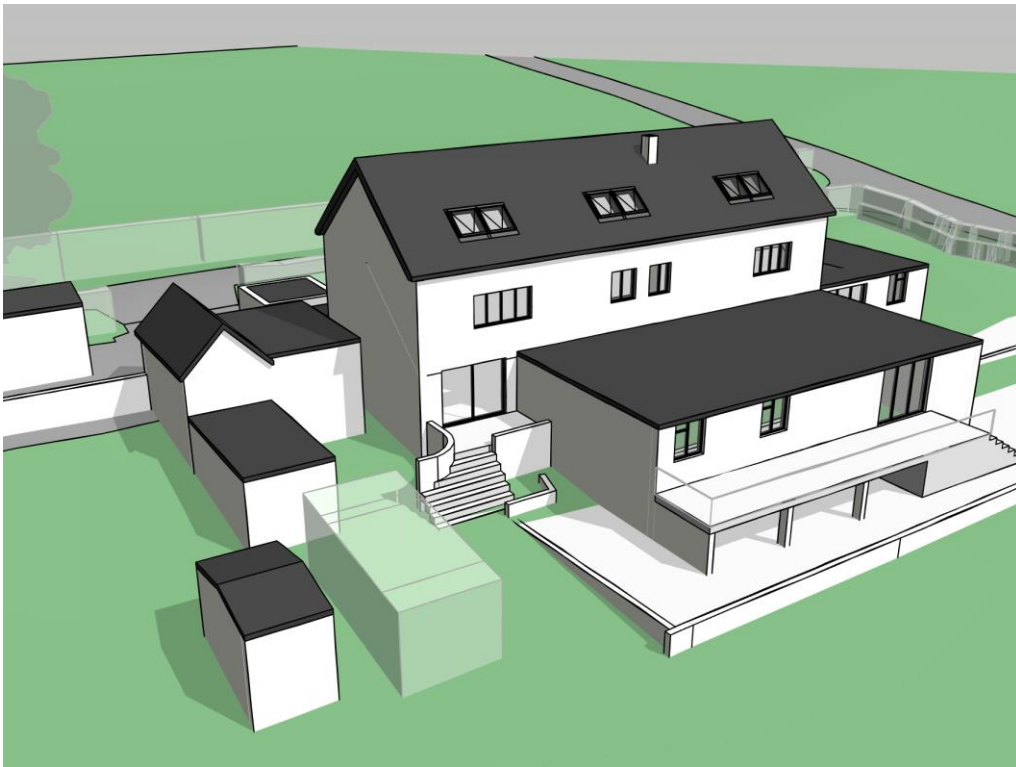


Image 4.1 View from rear and side of Manor Cottage – All permitted development completed



Image 4.2 View from rear and side of Manor Cottage – Proposed application





Image 5.1 View from side of Manor Cottage – All permitted development completed



Image 5.2 View from side of Manor Cottage – Proposed application