19/10/16

Architeco

Mr & Mrs Smith
Proposed New Low Energy Dwelling
57 Basford Bridge Lane
Cheddleton

Application number: SMD/2016/0151

Statement in Response to Relevant Associated Planning Conditions

Dear Sir/Madam,

I am writing with regard to application no. SMD/2016/0151 and the relevant associated planning conditions that were determined on July 29th 2016.

5. A materials palette drawing (1193-42) is enclosed for approval. Would site material samples be acceptable?

We also wish to present a case with regard to the stipulation that '*there shall be no use of timber cladding*' with the following reasons for the consideration of the local authority:

- The extent of the proposed timber cladding has now been limited to just the infill panel between master bedroom windows and the panel between the ground and first floor entrance glazing as indicated on the South (Front) elevation.

- As the entrance panel sits between 2 stone clad piers, it is to feel lightweight and we feel the use of stone or slate cladding would not be entirely appropriate here.

- In both instances where proposed, the timber cladding could be deemed as part of the window system. The first panel is between the entrance door and first floor windows and the second panel is between 2 windows in the master suite.

- As the stone clad piers at the entrance extend out beyond the line of the proposed timber cladding and as this panel is recessive and unobtrusive it will not be visible until one is almost entirely in front of the property.

- The proposed timber species of Siberian Larch will weather to an attractive silver-grey colour that will aid the sense that it has always been there and match the palette of the stone cladding.

- There are precedents of timber cladding to principal elevations on Basford Bridge Lane itself. Specifically, No.1 Basford Bridge Lane (please see Figure 1) which utilises timber cladding in a mock tudor style. This style is also replicated on houses situated on Cheddleton Park Avenue which is adjacent to Basford Bridge. Horizontal timber cladding can also be found to the bay windows of the cottages opposite the entrance to Cheddleton Park Avenue. Furthermore, the neighbouring property to the immediate East of the proposal shows a large area of horizontal timber cladding painted white, adding to an eccletic mix of styles present on the lane.

We hope the much reduced areas of timber can be accepted by you.

6. We wish to request that this condition be reconsiderd as the applicants face an onerous process should they wish to erect a garage or car port within the site curtilage at a later date.

7. Boundary treatments have been outlined on drawings 1193-40 & 1193-41. Please confirm this complies with the Condition.

8. The first floor side elevation window to bedroom 1 has been revised to a high level slot window to avoid the need for obscured glazing within a bedroom (indicated on drawing 1193-05). Please confirm this complies with the Condition.

10. An existing and proposed landscape plan (drawings 1193-40 & 1193-41) has been submitted for approval. Please confirm this complies with the condition.

12. The proposed foul and surface water drainage scheme is enclosed for consideration on drawing 1193-01. Please confirm this complies with the condition.



Figure 1. - No.1 Basford Bridge Lane