1123 Proposed dwelling, Town End Road, Foxt, ST10 2HN

Design, Access and Heritage Statement

Prepared by Tarpey Woodfine Architects

01. Use

The site has an extant permission following planning approval granted on 16th February 2018 (SMD.2017.0588) for a single residential dwelling. This application is for a single dwelling of a similar scale but different design.

02. Amount

The proposed site area is 1966m². The proposed dwelling position has an internal ground floor area of 239m², an eaves height of 2.2m and ridge height of 6.2m. There are 2 ground floor bedrooms and adequate provision for 4 car parking spaces.

03. Layout

The site is enclosed by an attractive dry stone wall on all sides. The dwelling is located in the central part of the site and served by a drive accessed from Town End Road. The drive and turning area are located to the front of the dwelling which faces the entrance and double garage. The dwelling is aligned with the adjacent dwelling at Brandon House Farm to the south of the site. Bedrooms are located on the east elevation with living rooms facing open views to the south and west. Stairs lead to a library and study within the roof space.

04. Scale

The surrounding dwellings are predominantly 2 storey buildings hence the proposed single storey dwelling set behind the perimeter wall and mature gardens would not dominate the area and would have an appropriate scale to the site and its context. Furthermore, the scale of the proposed dwelling would not be materially different from the extant planning consent

05. Landscaping

The site is has a rural setting but has a significant 15 metre landscaping buffer to the north and east of the site along the entire Town End Road frontage. An arboricultural report has been submitted to show that the proposals present no adverse impact on the retained trees. Landscaping proposals have also been submitted as part of the proposals.

06. Appearance

The proposed walls are open-jointed Burlington Stone with no visible mortar joints to give the appearance of a dry-stone wall. The proposed roof is Staffordshire Blue clay roofing tiles with metal rainwater goods. Windows and external doors are aluminium. The proposed dwelling would therefore have a traditional form and have an understated appearance

07. Access

The proposed vehicular and pedestrian access to the dwelling is to the north directly off Town End Road via an existing gated opening in the dry stone wall. This was considered to be the most sensitive place to access the site.

08. Heritage

The extant consent would require demolition of part of the dry stone wall which is mentioned as an important feature in the conservation area appraisal and would compromise T5 which is a category A ash tree which we consider this to be harmful. The proposed access would leave the dry stone wall undisturbed.

The extant dwelling pre-dates the conservation area status and is a poor design. The plans and elevations do not relate well to the context. The low pitch roof is incongruous with surrounding dwellings and this would not support clay roofing tiles which require a minimum pitch of 35 degrees.

The proposed dwelling has a similar footprint to the extant dwelling but the L-shaped plan is more sympathetic to the site. Furthermore, the extensive gardens to the north, east and south effectively screen the dwelling from the highway and the neighbours. The Burlington Stone walls also give the proposed dwelling a recessive character, allowing it to dissolve into the landscaped setting behind the dry stone wall.

09. Sustainability and climate change mitigation

The proposed dwelling would have a number of low-carbon technologies including solar PV, solar thermal, heat pump, rainwater harvesting, electric car charging points and a tesla battery for electricity storage.