



MELBOURNE

GRANGE COURT

DESIGN AND ACCESS STATEMENT

Prepared to support a planning application
on behalf of Mr and Mrs Smith
March 2020





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Guy Taylor Associates

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1. Introduction



Fig. 1 Aerial Photograph of wider setting



Fig. 2 Aerial Photograph of Grange Court

This document has been prepared to support a planning application for permission to demolish the existing 1960s bungalow at Grange Court and replace it with a new single dwelling.

This document has been informed by the Melbourne Conservation Area Character Statement and the South Derbyshire District Council Adopted Local Plan Part 1 and 2.

Location

Grange Court is located in the north of Melbourne, a market town in the south of Derbyshire.

2. Planning Statement

Planning Context

This Planning Application is for a new dwelling to replace the 1960s bungalow at Grange Court. The proposed work includes:

- The demolition of the existing 1960s bungalow. Later addition garage to be retained.
- The construction of a new low level two-storey 'pavilion' style dwelling.
- Retention of the existing stone walls to the perimeter of the site and within the site. Internal site wall to be incorporated into the northern facade of the new dwelling.
- Extend the existing access opening in the eastern wall and install a new automatic timber gate.

The relevant planning policies affecting this application are contained in the National Planning Policy Framework (NPPF) 2019 and the South Derbyshire Local Plan 2016 - Part I.

National Planning Policy

Legislative Background Planning matters in England are controlled and regulated by law through Acts of Parliament. Development proposals for the application site will need to be considered in light of: The Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out the statutory requirements relating to the protection of listed buildings and conservation areas and their settings.

National planning policy sets out what is required of local planning authorities (LPAs) at both plan-making stage and at decision-making stage (which is the stage that applies to this assessment), to achieve well-designed places, and conserve and enhance the historic environment. Relevant provisions are summarised below.

NPPF para 127 states that LPA's should ensure that developments:

- 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development';
- 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping';
- 'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change';

NPPF para 131 states that 'great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'

NPPF para 189 states that decision-makers should

require applicants to describe the significance of any heritage assets affected with the level of detail required proportionate to that significance;

NPPF para 190 states that LPAs should identify and assess the significance of any affected heritage asset, taking into account the available evidence and any necessary expertise, and take this assessment into account when considering the impact of a proposal so as 'to avoid or minimise the conflict between the heritage asset's conservation and any aspect of the proposal'.

Local Planning Policy

South Derbyshire Local Plan 2016 - Part 1. The relevant policies relating to this proposal are:

BNE1: Design Excellence

All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life by adhering to the Design Principles below:

d) Ease of Use: New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;

The proposed replacement dwelling is designed as a 'lifetime' home, with the opportunity to live solely on the ground floor. Areas for potential ramp access have been allocated with spatial layouts providing wheelchair access and movement.

e) Local character and pride: New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;

The new dwelling has been designed with a flat green lawn roof to imitate the original use of the site as the tennis courts for the neighbouring Grange. This approach respects the history of the site and the neighbouring properties.

g) Visual attractiveness: New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;

The existing 60s bungalow is of low design quality with no reference to surrounding context, architectural style

or landscape. The proposed replacement dwelling is designed to retain the 'low level' form of the bungalow and is situated within a similar building footprint to retain existing views in and out of the site, and to avoid over-looking issues for neighbouring dwellings.

BNE2: Heritage Assets

'The District Council will work with private owners and developers to bring forward opportunities to secure the long-term future, sensitive use or re-use of under-utilised buildings, and the development of gap sites in conservation areas where development is beneficial to the character and appearance of the area.'

The site is currently enclosed on the east side by a high stone boundary wall. As the stone wall contributes to the character of the conservation area and relates to the history of the Grange, it is proposed that they are retained and incorporated into the design. A lower level stone wall dissects the site from west to east and will form the base of the northern facade, with the proposed entrances being located in to existing gaps to reduce demolition.

BNE4: Landscape Character and Local Distinctiveness

'Developments will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features.'

Located in the secondary area of the former gardens of the Grange, it is thought that the site used to be kitchen gardens and tennis courts. The existing site is surrounded by planting and vegetation. The proposed new dwelling has been located to avoid the removal of significant vegetation. This design decision was informed by an arboricultural survey undertaken by Ramm Sanderson in support of this application.

INF2: Sustainable Transport

'Planning permission will be granted for development where appropriate provision is made for safe and convenient access to and within the development for

pedestrians, cyclists, public transport users and the private car’;

Grange Court is currently accessed from Pack Horse Road via a gated entrance within the eastern stone wall. The current opening is narrow resulting in limited vision of approaching cars or pedestrians when exiting the site by car. It is proposed to enlarge the opening by roughly 600mm to allow greater vision and safer access. This will be achieved by removing the damaged stones to the south of the existing gates.

‘Development should include appropriate car parking provision having regard to: the need to encourage the use of low emission vehicles.

The proposed parking includes an electric vehicle charging point adjacent to the house.

Planning History

The planning history for Grange Court is informed by the South Derbyshire District Council website as well as the Heritage Statement, prepared to support this application.

LOCATION	REF	DESCRIPTION	TYPE	DECISION
Grange Court, Pack Horse Road, Melbourne, Derby	9/2013/0020	Various tree works.	Full	Granted 20/02/2013
Grange Court, Pack Horse Road, Melbourne, Derby	9/2010/0053	The pruning of a beech tree.	Full	Granted 26/02/2010
Grange Court, Pack Horse Road, Melbourne, Derby	9/1997/0336	The felling of one tree and the pruning of a further seven trees in the garden.	Full	Granted 28/08/1997
Grange Court, Pack Horse Road, Melbourne, Derby	N/A	Division of The Grange gardens to form the Grange Court site with a new bungalow.	N/A	1960

3. Design and Access Proposals

3.1 Use and Logistics

This application seeks permission for a replacement dwelling at Grange Court. It is proposed to demolish the existing 1960s bungalow and replace it with a low level, pavilion house.

The proposed works would provide:

- A flexible, accessible and adaptive new home for changing physical needs of the existing residents and future residents.
- Retention of the existing street-scape with the characteristic stone boundary walls and vegetation.
- A green roof which references the historic tennis courts and kitchen gardens which were once on the site of Grange Court.

3.2 Waste Management

Waste management will remain as existing.

3.3 Car Parking

Car parking will remain as existing with the addition of an external electric vehicle charging point.

3.4 Flood Risk

The site is not located within a flood risk zone.

3.5 Consultants

The following consultants have been involved in the planning of this project by providing:

- Heritage Statement - Philip E. Heath BA IHBC
- Preliminary Ecological Appraisal - Ramm Sanderson
- Arboricultural Survey - Ramm Sanderson

3.6 Ecology

The following provides a summary of the Preliminary Ecological Appraisal conducted by Ramm Sanderson with respect to this planning application.

There was no evidence of preliminary protected/priority species on site, these include: bats, great crested newts, birds, reptiles, water vole, otter; white clawed crayfish, badgers, hedgehogs and common toad.

3.7 Arboriculture

The following provides a summary of the Arboricultural Survey conducted by Ramm Sanderson with respect to this planning application.

The majority of trees within the site have been classed as Category C: trees of low quality and Category B: trees of moderate quality. The Category B trees are generally located to the south of the site and are to remain as existing. It is proposed to remove six Category C trees which are of low quality and are located within the footprint or boundary of the proposed dwelling. The trees to be removed are as follows and can be seen on drawing (08)103D Ground Floor Plan Proposed:

- T2 6m Yew
- T3 6m Leyland Cypress
- T4 6m Wild Cherry
- T26 5m Holly
- T27 5m Holly
- T28 5m Yew

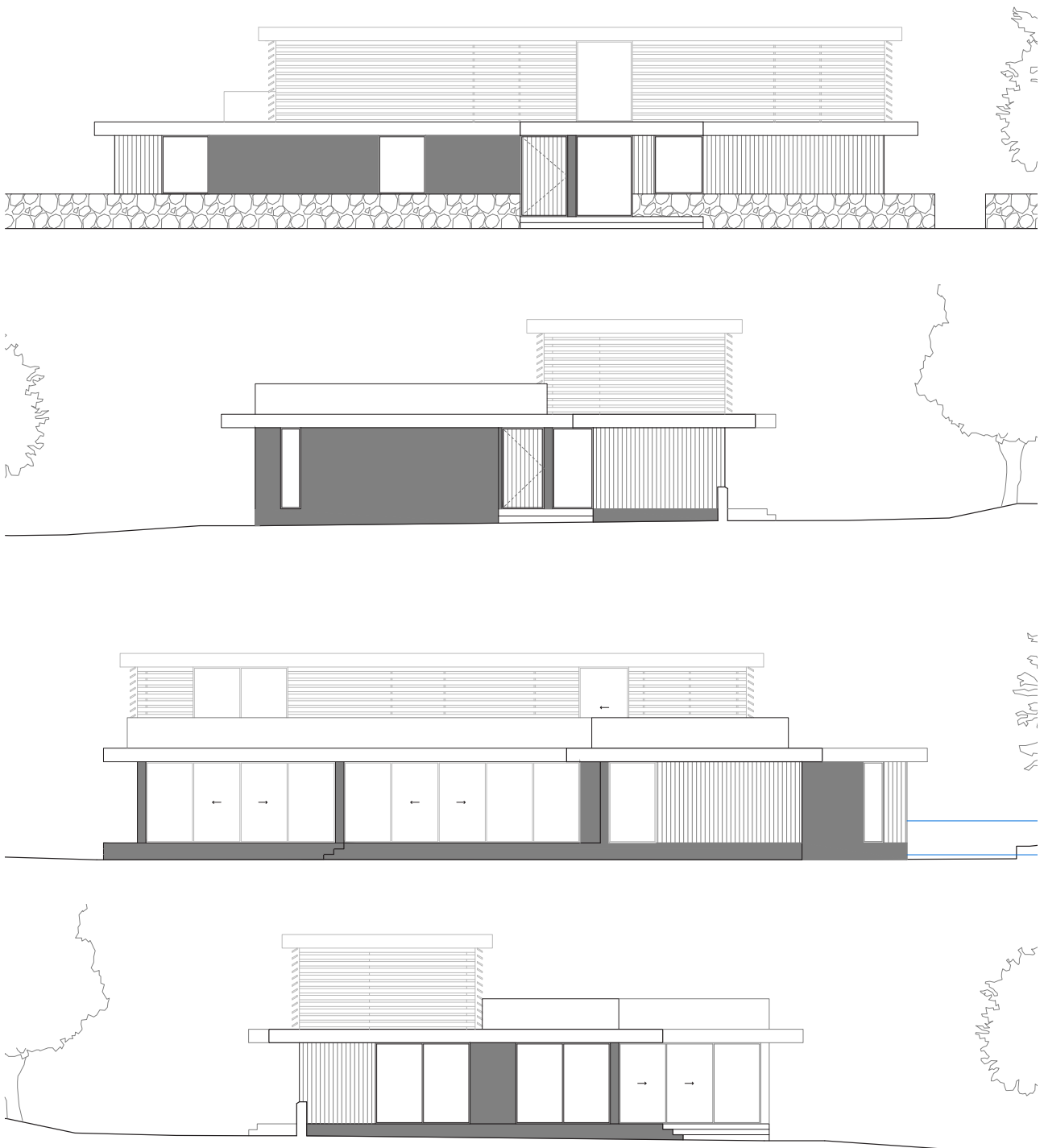


Fig. 3 Proposed Elevations: North, East, South and West (not to scale)

3.8 Layout

The new dwelling will provide:

Ground Floor

- Open plan kitchen and dining space
- Living room
- Dining room
- Two office rooms
- Bedroom with en-suite
- Cloak room
- WC
- Utility

First Floor

- En-suite master bedroom with a dressing area
- Two bedrooms
- Family Bathroom
- Access to green roof

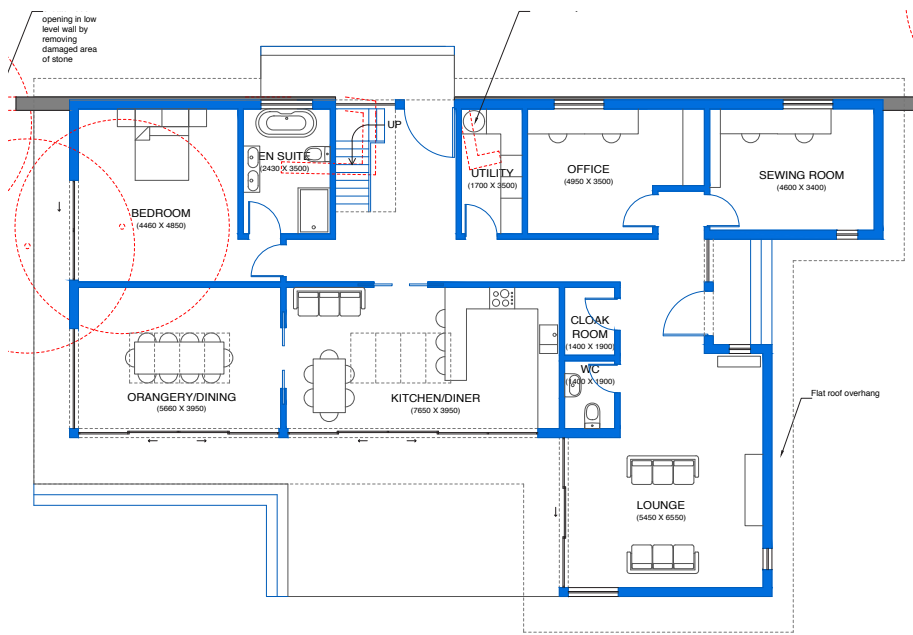


Fig. 4 Proposed Ground Floor Plan (not to scale)

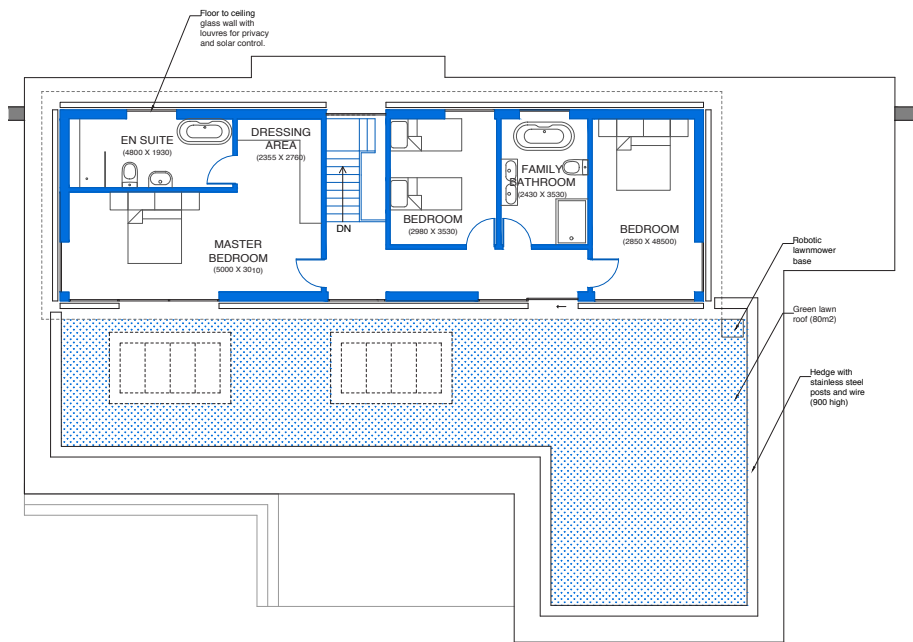


Fig. 5 Proposed First Floor Plan (not to scale)

3.9 Materiality

The new dwelling has been designed with a neutral palette of materials. The proposal includes:

- Existing stone wall
- Timber cladding
- Through-coat render in cream/chalk
- Aluminium windows and louvres
- Green lawn roof with pressed metal flashing
- Hedge with internal stainless steel post and wire balustrade



Fig. 6 Proposed Materiality



Fig. 7 Proposed Materiality. Note: design layout may differ to submitted drawings.

3.10 Sustainability

In order to reduce operational carbon within the new dwelling a sustainability strategy has been developed. Renewable energy sources have been incorporated alongside water saving devices which aim to reduce the demand of fossil fuels both within the dwelling and for the surrounding commercial processes and treatments. The strategy includes:

- An air source heat pump: to provide heating during winter and cooling during summer whilst reducing the need for non-renewable heating sources. The air source heat pump will supply the under floor heating.
- Rainwater harvesting: to reduce the need for processed water supply. Water run-off from the building will be collected and stored before being re-used for gardening etc.
- Green roof: to remove pollutants from the air and produce oxygen whilst reducing the water run off from the building.

4. References

South Derbyshire District Council, Policy Maps.

South Derbyshire District Council, Melbourne Conservation Area.

City of Derby Local Plan Review, 2006.

South Derbyshire District Council Local Plan Part I, 2016.

Department for Communities and Local Government, National Planning Policy Framework (NPPF), 2019.