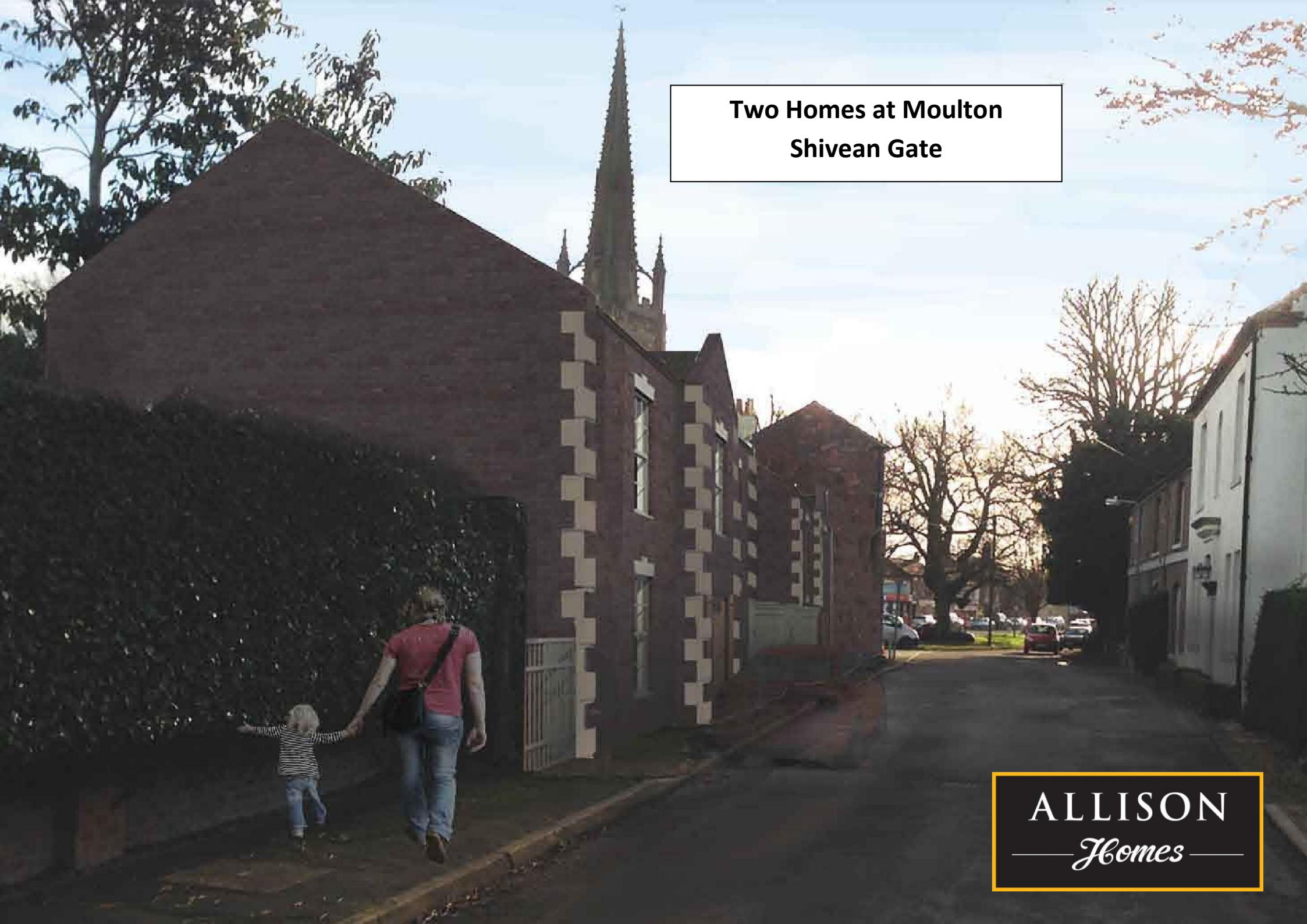

Two Homes at Moulton
Shivean Gate

ALLISON
Homes

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Introduction.

This statement has been prepared in support of a planning application to provide two houses on existing residential land at Shivean Gate Moulton for Allison Homes.

Site.

This is a full planning application for the development of two, four bedroom, houses located on Shivean Gate, Moulton. The site is situated at the Southern end of Shivean Gate close to the church and other historical dwellings. Shivean Gate has been cleared of the single bungalow which was located on the site up until the end of last year.

Site Area: 833.44m2 0.2acres **Existing Use:** No Use

Proposed Development.

The proposed development consists of two, four bedroom, houses influenced heavily by the Georgian architecture style used in the historical centre of Moulton. As seen in the plan below (Left) the site, as it currently stands, does not provide any use to Shivean Gate whereas the plan (Right) strengthens the street forming a continuous street scene along Shivean Gate.

Design Process.

The existing surrounding buildings of Moulton are Georgian properties which became a key factor to the design of the proposed houses. The style of the proposed houses will continue this by following the Georgian architecture style as seen in the images below. These surrounding buildings and their featured in particular became a large influence on the proposed houses style. Design elements such as the Georgian bar windows, stone banding, symmetrical façade, parapet roof and detailed stone work across the buildings are seen on the proposed houses which allows them to keep in with the surrounding architecture of the village.

Stone Banding

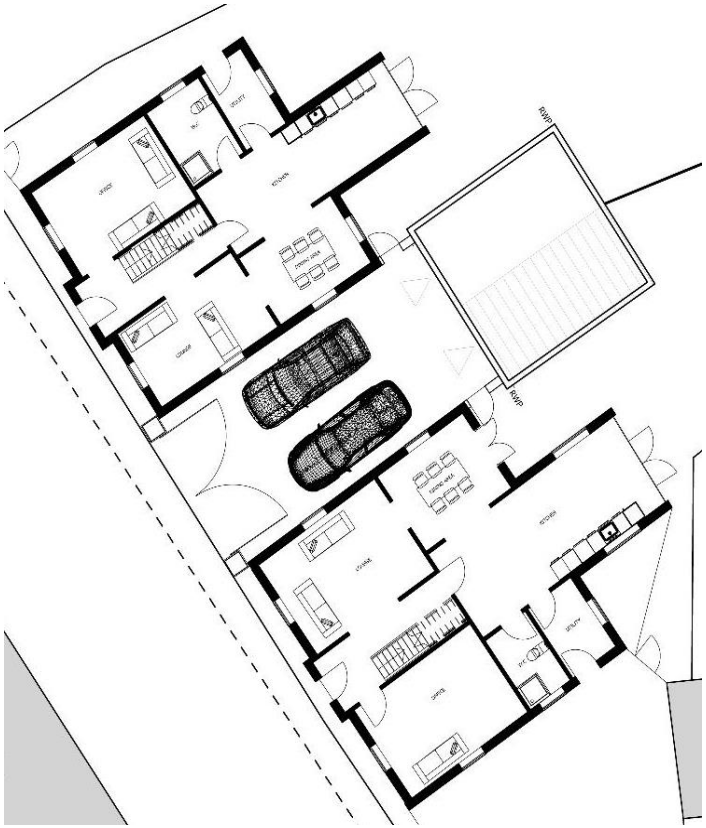
Symmetrical Facade

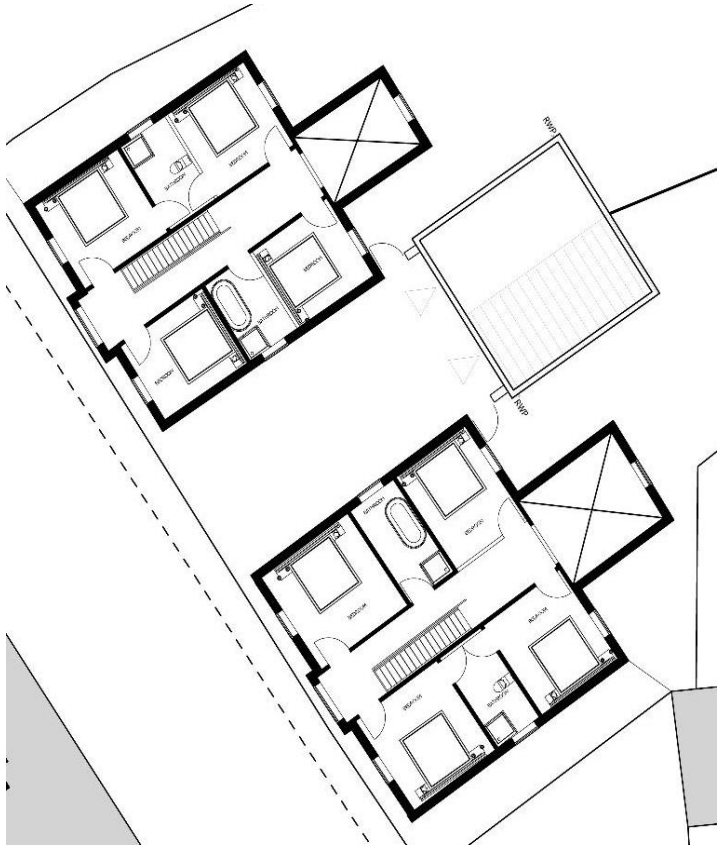
Parapet Roof

Georgian Bar Window

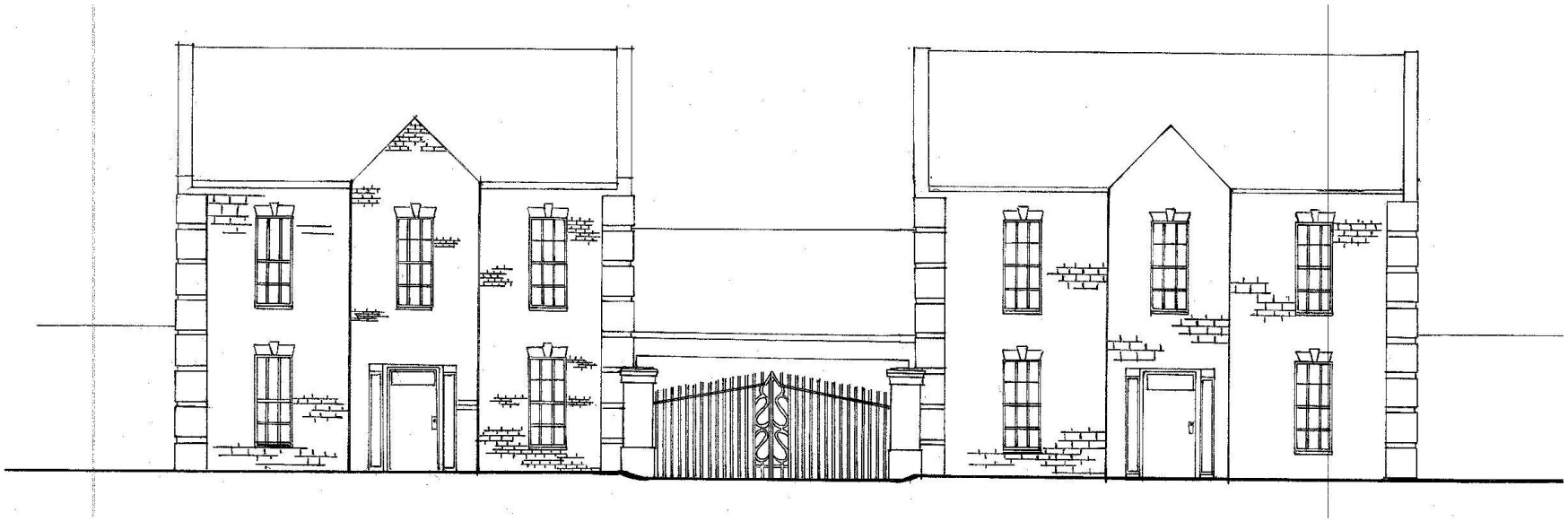
Previous Designs.

Previous designs included the use of symmetry throughout the whole design to follow the Georgian interior style as much as possible. This however caused issues with the layout of the building by creating bedrooms with limited space as well as the house coming too close to the existing walls of the site.



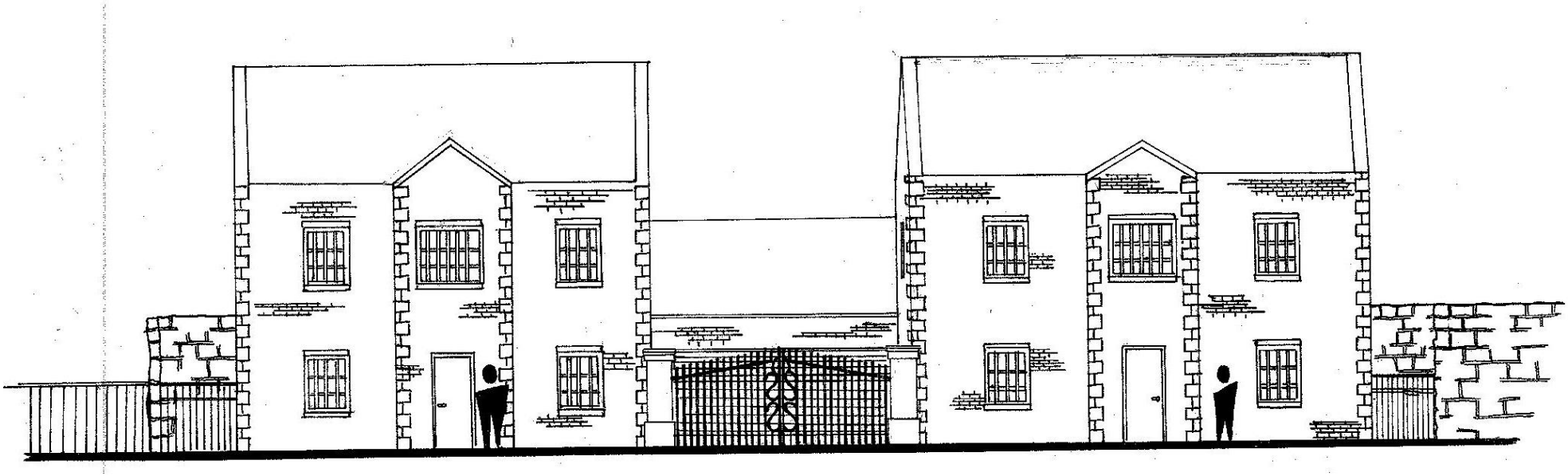


The exterior of the design started to focus on how elements such as the stone detail could be added to the design to bring out the Georgian style seen across the surrounding houses. This idea created large quoins on the edges of the houses which did not work as well as thought. The parapet detailing was beginning to appear in this design but was not as strong of a feature.



A later design began to see a better design with the stone detailing, bringing a more balanced dimension for the quoins and starting to create a stronger feature of the parapet roof details. The windows in this design were enlarged to create a balance in the facade of the houses.

These ideas were worked on and eventually lead to the final design as seen on the next page which resulted in more accurate detailing and a spacious design.



Street Scene.

As shown in the street scene below, the two proposed houses use elements of the surrounding buildings to influence their style. The buildings sit symmetrically together on the site completing the street. The proposal includes a shared drive with access through secured gates. Careful thought has been given to the detailing of the buildings to create houses that belong in the street and follow the Georgian architectural style.

Materials

The houses consist of grey slate roofs and red brick facades. The quoins and banding shown on the facades are reconstituted stone as well as the window head and sills. As shown below, these materials work well together to create an elegant Georgian house design.

Scale

The buildings are two storeys in height to match the houses opposite, this will allow the buildings to sit naturally within the street and not exceed any existing heights.

Building Plans.

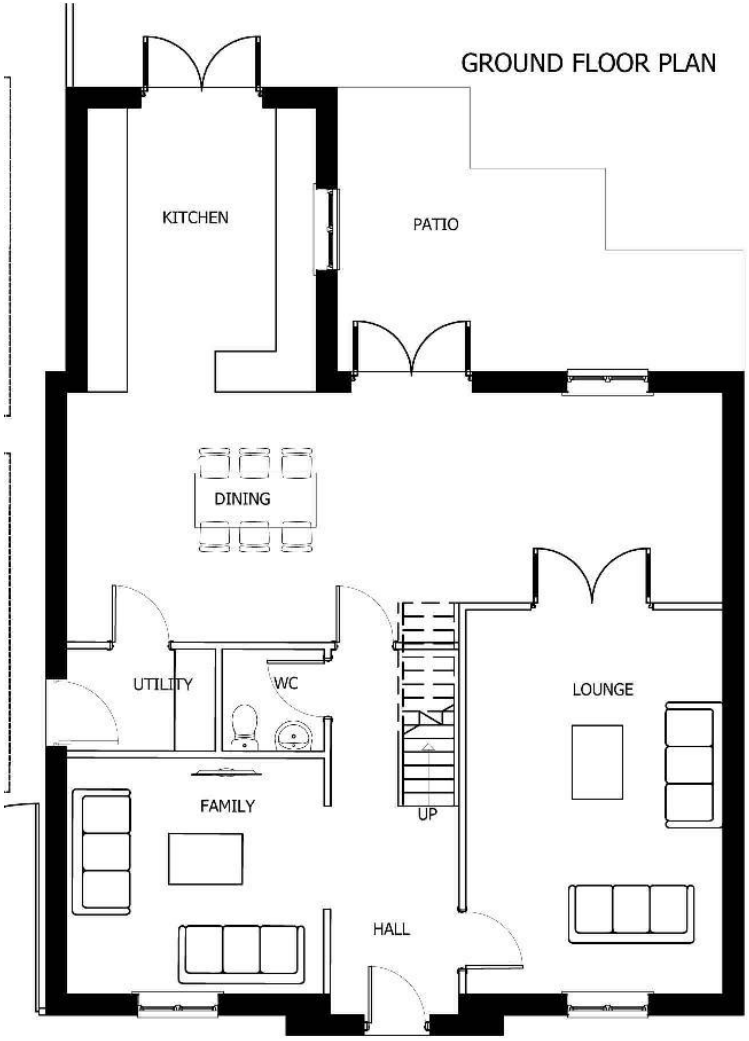
Design

The houses have the same internal layout, both reflecting the other in design and offering the same spacious qualities. The properties offer open plan living design for the communal areas whilst also allowing for private spaces within.

Ground Floor

The ground floor offers two reception rooms and spacious dining/kitchen area which allows for multiple functions to be used in the open spaces provided.

The kitchen, both long and spacious provides views to the patio area and captures full views of the resident's garden.



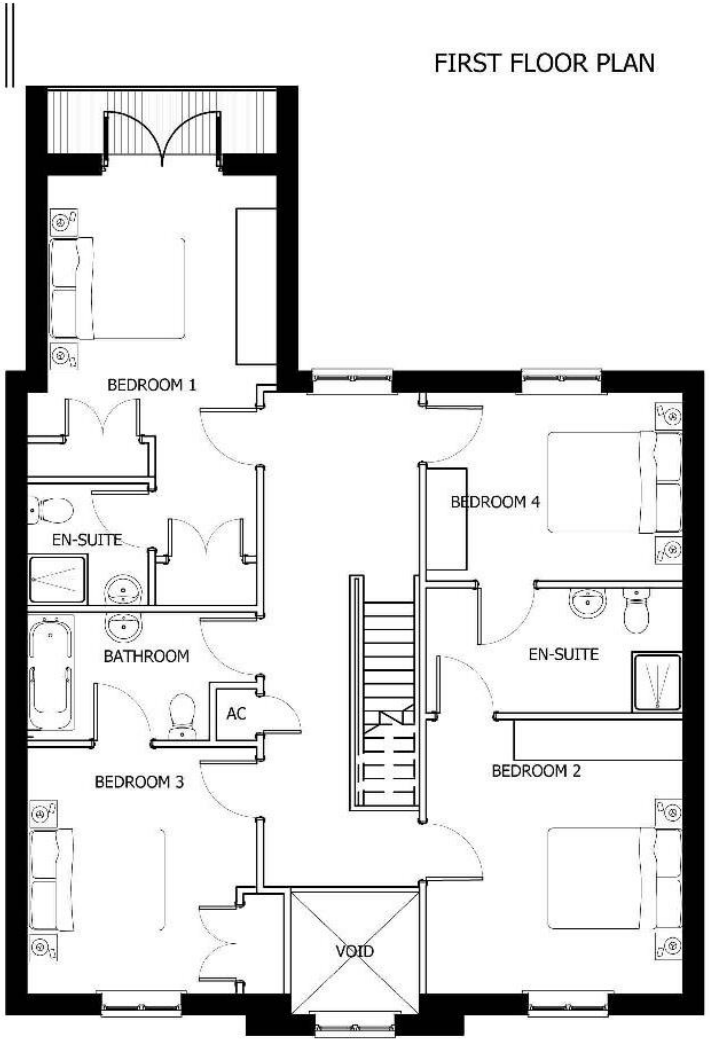
First Floor

The first floor the building offers four spacious rooms and with an internal balcony to overlook the entrance of the house.

Master bedroom 1 provides an external balcony which offers a private and open space for residents to enjoy their garden space.

The internal layout is designed around comfort with en-suite facilities provided for each bedroom.

A feature to note is that there are no windows on the sides of the houses keeping views concentrated on the rear garden and front street.



Planning Policies.

Policy SG2 - Distribution of Development

All proposals for development must be located having regard to sustainable development principles. They should:

1)	**adopt a sequential approach which gives priority to the use of previously develo land within defined settlement limits and finally to land adjacent to defined settl**
2)	**make efficient use of land;**
3)	**ensure that, wherever possible, development is served by a choice of transpo transport infrastructure linked directly to the development and the existing high**
4)	**ensure that the development is acceptable in terms of traffic generation and roa**

Policy EN7 - Development Affecting Conservation Areas

The District Council will protect the designated conservation areas in order that the historic fabric of the area is retained. Planning permission for development within or affecting the setting of a conservation area will only be granted where the proposal preserves or enhances the character and appearance of the area and its setting. Particular attention should be given to the following criteria in determining proposals:

1)	The size, form, positioning, scale, roofscape, detailing and design of proposals are sympathetic to the character of the area and compatible with adjacent buildings.
2)	Materials of construction should be appropriate to the area and sympathetic to adjacent buildings in terms of colour, texture, type and size.
3)	The siting of the proposal respects important views and closures, including through views, ancient street patterns and important spaces and preserves and protects existing trees and landscape which contribute to the character or appearance of the conservation area.
4)	The proposal should retain important architectural and historic features such as street furniture, street name plates and paving.

Policy SG18 - Landscaping of New Development

Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-

1)	**the protection of any existing trees and hedgerows, and any other attractive landscape features;**
2)	**the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;**
3)	**the maintenance and establishment of wildlife habitats and corridors.**

Policy SG17 - Protection of Residential Amenity

Planning permission will be granted for development which would not cause material harm to residential amenity.

In considering proposals the following criteria will be taken into account:-

1)	**the extent of any overlooking or loss of privacy;**
2)	**the extent of any overbearing or overshadowing effect;**
3)	**potential noise nuisance including that associated with vehicular activity;**
4)	**the levels of smell, emissions and pollutants.**

Planning Policy Assessment.

Distribution of Development

Planning policy SG2 ensures that 'wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.' As the design of the site provides a shared drive for the properties it does not affect the existing road layout.

Development Affecting Conservation Areas

Policy EN7 'Development Affecting Conservation Areas' supports designs which 'enhance the character and appearance of the area and its setting' which is provided through the design of the 2 houses. This is due to the new proposed houses giving new use to an unused space within Moulton whilst also picking up on characteristics seen throughout the surrounding buildings. The proposed houses strengthen the Georgian house street scene whilst also giving appropriate space between the proposed houses and the existing listed neighbouring building. By using stone details and brick work as seen on the existing buildings the proposed houses ensure that they 'appropriate to the area and sympathetic to adjacent buildings in terms of colour, texture, type and size.

Landscaping of New Development

Planning policy SG18 'Good quality landscaping can significantly improve the appearance of a development and can be effectively used to reduce the visual impact of the sometimes necessarily unsightly parts of developments.' The existing site currently stands as an unused area within Moulton where as the development of the houses would strengthen the street scene by allowing for a continuous line of houses throughout Shivean Gate.

Protection of Residential Amenity

Planning Policy SG17 takes in account 'the extent of any overlooking or loss of privacy' The proposed houses focus views on the rear gardens and front street, meaning careful attention was made to not place any windows to the sides of the houses minimising any possible overlooking from the houses.

Conclusion.

This planning, design and access statement has been prepared in support of a detailed planning application for the development of two Georgian houses located within Shivean Gate, Moulton.

The proposal of the houses will enhance the existing architectural qualities within Moulton allowing for additional Georgian architecture designs to be seen within the town. The buildings use existing details currently seen within the area for the design which allows for the houses to keep within the surroundings. The Existing site does not contribute to the conservation area where as the proposed development fills in the gaps of the street, enhancing the character of the conservation area.

As the proposal is acceptable in terms of the local plan and offers various positive impacts to Moulton it is considered that the council should grant consent for the development of the two Georgian houses.

The council is therefore invited to support the proposal and grant planning permission.