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Ref: D065

Address:

Design &

Access Statement:

Title: Thurslie Cottage

Applicant: Mr and Mrs Convertino

This is a self-build project on Dowsdale Bank, PE6 0NF. The project includes the demolition and replacement of an existing two storey dwelling for a single storey dwelling.

The proposal is located outside of the defined settlement boundary and is a replacement dwelling.

Self build:

The proposal is a self build and the applicant is registered on the self build register. The applicant owns the plot and the surrounding land and intends to live in the property upon completion. The applicants intention is to move here for retirement from their current house further down the road. The applicant also intends to move their mother into the house so that they can care for her at home.

Development in the open countryside:

Policy 22 of the SELLP, replacement dwellings in the countryside, outlines six criteria for replacement dwellings to be assessed against. They are as follows:

1. the residential use of the building to be replaced (the original building) has not been abandoned;

2. the original building is permanent, has not become derelict and is not the result of a temporary permission;

3. the original building is not of architectural or historic merit and is not capable of repair;

4. the replacement building is of a high standard in terms of architectural detailing and materials of construction;

5. the replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would have beneficial impacts such as improving the character and appearance of the site and its locality; and

6. the replacement building does not exceed the floor area of the original dwelling by more than 40%, unless the development is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency."

Going through the six criteria we feel that it meets all six.

1. The residential use has not been abandoned.
2. The building is permanent and not derelict.
3. The building is not of architectural or historic merit.
4. We would say that the replacement building is of a high enough standard in terms of architectural detailing. The brickwork detailing and stone sills add quality to the design. The design is in keeping with local housing and is appropriate in terms of its high levels of architectural detailing.
5. The building covers the original footprint and see item 6.
6. The increase in size is 40% of the original floor area. The existing two storey dwelling on site is to be demolished and replaced with a bungalow with a footprint area of 210m² (a 40% increase from the previous 150m²).

For the above reasons we feel that the design meets the criteria.

Design principles and concepts

The proposed dwelling is single storey to suit the applicant moving into retirement. It has red brick walls (Hampton Rural Blend) with soldier courses above some windows and a stone ledge beneath all of the windows. The roof is finished with grey tiles and solar panels, improving sustainability. Windows and rainwater goods are uPVC.

Feedback on the pre-app was that the design was in keeping with the surrounding housing and is acceptable from an aesthetic point of view.

The existing dwelling.





The proposal is an improvement on the existing dwelling which will enhance the site and surroundings. The character of the local architecture is quite plain and the proposal exhibits a simple design with architectural detailing to enhance this. We believe that the architectural detailing is appropriate for the site and meets the applicants wishes.

Residential amenity:

The proposal has a large garden of approximately 20m depth.

There is space on site for the treatment plant drainage field, bins as well as plenty of domestic amenity space.

Biodiversity:

The applicant is very keen on enhancing the local biodiversity and proposes the following. The applicant has planted approximately 400m of hedging at his current house / land down the road.

Bats: On the proposed house a bat box will be fitted. The applicant will fit 5 bat boxes on the adjacent barns (owned by Mrs Convertino)

Birds: Further hedgerow planting is proposed on and adjacent to the site. Nesting boxes will be included on the property - A House Sparrow terrace installed on the north to north-eastern elevation of the building. The applicant will fit 10 nesting boxes suited to sparrows, wagtails, and similar sized birds within the site.

Hedgerows: Proposed 122m adjacent to the site plus 60m on site of native hedging.

The hedgerow planting will consist of native species. The proposed hedgerow will be planted in a pre-prepared trench, in a double-staggered row, 50cm apart at a density of 6 per linear metre. Hedgerow plants will be planted into 500mm wide trenches. These will be prepared by incorporating 50% tree planting compost or well-rotted manure and 50% soil per linear metre plus broadleaf P4 water retentive polymer at a rate of 100g per metre of hedgerow. This shall be cultivated to a minimum depth of 300mm. This is all designed to maximise the growth rate of the hedgerow. All stock will be notch planted (transplants) or pit planted (container grown) and will be protected using 60cm Tubex Easywrap hedgerow guards with an appropriate cane.

Hedge Species: Corylus avellana - Hazel, Crataegus monogyna - Hawthorn, Ilex aquifolium – Holly, Prunus spinosa -Blackthorn, Rosa canina - Dog rose, Acer campestre - Field maple.

Habitat loss:

Mowed lawn: There is a loss of 279m2

Tree planting:

Three crab apple . Malus admiration

Three rowan Sorbus Joseph rock

Trees will be provided as rootballed 90-100cm extra heavy standards. The holes will be dug 300mm wider and deeper than the root ball and backfilled with a 50/50 mixture of imported topsoil and peat free tree planting compost. It is important that the root balls are teased out and the topsoil stays in the pit for the trees and not spread in the grassland. Broadleaf P4 water retentive polymer will be incorporated into the backfill at a rate of 1g/litre of backfill and four no 5g Osmocote slow release fertiliser tablets placed into each pit, spaced around the rootball. All trees will be protected using spiral tree guards to protect the trunks from rabbits. The trees will also be double staked with the tree attached to a horizontal bar using a tree tie at a height of 500mm. Tree and hedgerow planting will be undertaken between the end of November and the end of February. All stock will be obtained from a reputable source and generally be of local origin. Plant handling at the nursery and

during transit up to delivery shall be in accordance with `Plant Handling', the booklet published by the Committee for Plant Supply and Establishment (CPSE) and the contractor shall include the relevant clauses (pages 2-9) in his contract with the plant supplier. On site, the contractor shall comply with clauses 3 and 4 of the above booklet which refers to receipt, unloading and temporary storage of plants.

Water habitats: It is proposed to discharge water from the roof to a new swale / ditch which will contain long grasses and a wet environment. Wild flowers will be planted within the sides of the ditch. The ditch will sometimes be dry but will contain water following heavy rainfall. The ditch will encourage insects that like shallow water, muddy areas and flower rich banksides. Birds will also be attracted to the ditch habitat.

Inclusion of a bee brick within the property. This should be installed on the southern building elevation 1m from the ground.

Flood risk:

The proposal is in flood zone 1. Floor levels are being raised at least 300mm above existing site levels. Proposed floor levels are 2.8m AOD. Existing levels can be seen from the existing site plan and are generally 2.0 to 2.5 AOD on average.

Image A

