

# Design & Access Statement

Including Statement of Significance and Impact Assessment

## *Outline application for single dwelling*

Land Adjacent to Nannycroft Cottage, Beckermat

For Mr & Mrs Tyson



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[www.redraven.net](http://www.redraven.net)

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This report should only be used in relation to planning consent.

## **1. Purpose and background**

### **1.1. Purpose**

- i. This report has been prepared as support and background information by Darren Ward of Red Raven Design Ltd on behalf of Mr & Mrs Tyson for an outline planning application to build a single dwelling.
- ii. This document should be read in conjunction with all submitted drawings, appendices and other relevant information and documents that form part of the application.

### **1.2. Background**

- i. The land adjacent to Nannycroft Cottage is situated on the main road through Beckermert with a road frontage of approximately 16.5m
- ii. The site is an infill plot with development on both sides (north and south).
- iii. The plot is currently used for stock grazing (i.e. agricultural).

## **2. Design**

### **2.1. Design Process**

- i. As this application is an outline application that deals solely with access no detailed design is presented for examination. These details are to be dealt with later through a reserved matters application.
- ii. A low-level stone wall fronts the site with existing gated access at the southern end. This wall is to be retained with the proposed new access to the north providing material for the construction of a new wall to block the field access. This new wall will replicate the existing one allowing retention and replication of the boundary wall feature.

### **2.2. Use**

- i. The site forms part of a larger field enclosure.
- ii. The proposal is for a single detached dwelling.

### **2.3. Amount**

- i. One new dwelling. The precise size and occupancy numbers are reserved for later approval.

### **2.4. Layout**

- i. Three of the existing boundaries are to be retained with the addition of one new boundary to the rear (west boundary).
- ii. The plot layout is reserved for later determination.

## 2.5. Scale

- i. Size and massing details are reserved for later determination.

## 3. Access

- i. A new 3.5m wide domestic drive access point is proposed on to the public highway.
- ii. A traffic survey has determined the average speeds passing the site and the proposed access. This data suggests the requirement for 39m x 2m splays to the south and 41m x 2m to the north. These are achievable allowing safe egress and ingress to the site.
- iii. The northern visibility splay extends over a small section of the front gardens of Nannycroft and Elder Cottages. This section of the splay covers an area already conditioned/controlled that allows the Hunter Rise junction to operate safely.
- iv. Parking and internal vehicular circulation are to be determined at a later stage. However, the site is sufficiently spacious to incorporate required onsite parking and turning to allow ingress and egress from the plot in a forward motion.

## 4. Heritage

### 4.1. Statement of Significance and Impact Assessment

- i. The site lies within the Beckermert Conservation area and proposes the use of a narrow-fronted field that extends down to Morass Road. As an undeveloped field, this frontage provides a sense of openness within the settlement. This openness is an important aspect of the character of Beckermert and any development should ensure this character is retained. Whilst this application is only an outline application and does not seek to determine the detail of the plot layout, it has, however, taken into consideration the open character at this location. The area of land proposed is larger than would be required for a single dwelling with the rear boundary pushed further back (west) so that any new building can be located deeper into the site ensuring that the current openness is retained. Specific details of how this will be achieved can be explored and controlled at reserved matters submissions.
- ii. The existing stone wall with tooled copings that fronts Morass Road holds some heritage status in that it is a 'designed' boundary noticeably different from field walls found outside of the settlement. While this is only a small feature of the public realm it is important that it is recognised and any development be undertaken in a way that preserves and, or, reproduces this type of boundary to ensure no harm to the character of the conservation area. The proposal requires the existing site access to be moved so that safe vehicular movement is achievable. To achieve this a small portion of the wall is to be removed. The material to be removed is to be re-used to close the existing field access so that there will be no nett

loss of this boundary type and therefore no measurable harm to the character of the conservation area. The wall is less than 900mm high therefore does not require reducing in height to allow safe vehicular access to the site.

- iii. The proposal has taken into consideration the locally important features and taken action to either preserve or allow harm to be avoided at any future stages. The proposal's impact can therefore be described as not having significant harm to the character of the conservation area and should this outline application be approved there is sufficient design scope and planning control to avoid any harm from future reserved matters details.





**Figure 1: View looking north showing extent of 39m x 2m visibility splay.**



**Figure 2: View looking south showing the extent of 41m x 2m visibility splay.**





**Figure 3: View from 2m set back point looking south.**





**Figure 4: View showing the extent of visibility splay passing over Nannycroft Cottage and Elder Cottage. Note that the wall is sufficiently low to allow clear visibility.**