

# Design, Access & Heritage Statement

*Park Cottage, Fenton Road, Stubton*

Demolition of existing dwelling and replacement with three traditional dwellings, landscaping and existing access retained.

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# 1.0 Background

## INTRODUCTION

This Design and Access Statement has been prepared in support of the full planning permission for the demolition of the existing dwelling and two outbuildings to create three traditional dwellings at the site of Park Cottage, Fenton Road, Stubton, Newark, NG23 5DB to meet the existing family's needs. The statement has been prepared on behalf of the applicant, the owners of the site. This statement has been prepared by Anotherkind Architects (formerly PRB Architects Ltd), a local conservation specialist Architectural Practice with support from all other disciplines involved with the project. This document is accompanied by information necessary to satisfy the validation requirements of South Kesteven District Council.

An initial application was submitted in June 2023. A number of comments were received from consultees, and on that basis, due to pressured time-scales, the application was withdrawn to enable the comments to be addressed. This application seeks to re-submit the previous application, taking on board the consultee comments. Please refer to consultation section 3 for further details. Generally, the application was endorsed by the consultees, but minor changes were required.

Design and Access Statements should also explain the applicant's approach to access and how relevant Local Plan policies have been considered. They should detail any consultation undertaken and how the outcome of this consultation has informed the proposed development.

Applicants should also explain how any specific issues which might affect access to the proposed development have been addressed. Taking into account the guidance on Design & Access Statements, this statement first describes the context in terms of location, site history and environs. It then describes the planning policy context of the proposals and how consultation with specialist environmental consultants has informed the design process. The statement goes on to explain the proposals in terms of design and access to the site. The statement concludes with a summary of the pre-application advice and discussions which have taken place prior to this re-submission to ensure the design is now fully compliant with all relevant planning policies.

## BRIEF

The family have lived in the village for many years and have established a connection to the village of Stubton. It is the intention that the client will demolish the existing buildings and the proposed dwellings will provide the two family additional homes on the site for the immediate family, situated directly next to their existing relatives. The existing building that lies on the site does not hold a long-term sustainable lifespan and the proposals seek to provide the family with a number of sustainable but traditional properties moving forwards. The design seeks to provide a three, 3-bed dwellings, traditional in appearance, respecting the character of Stubton.

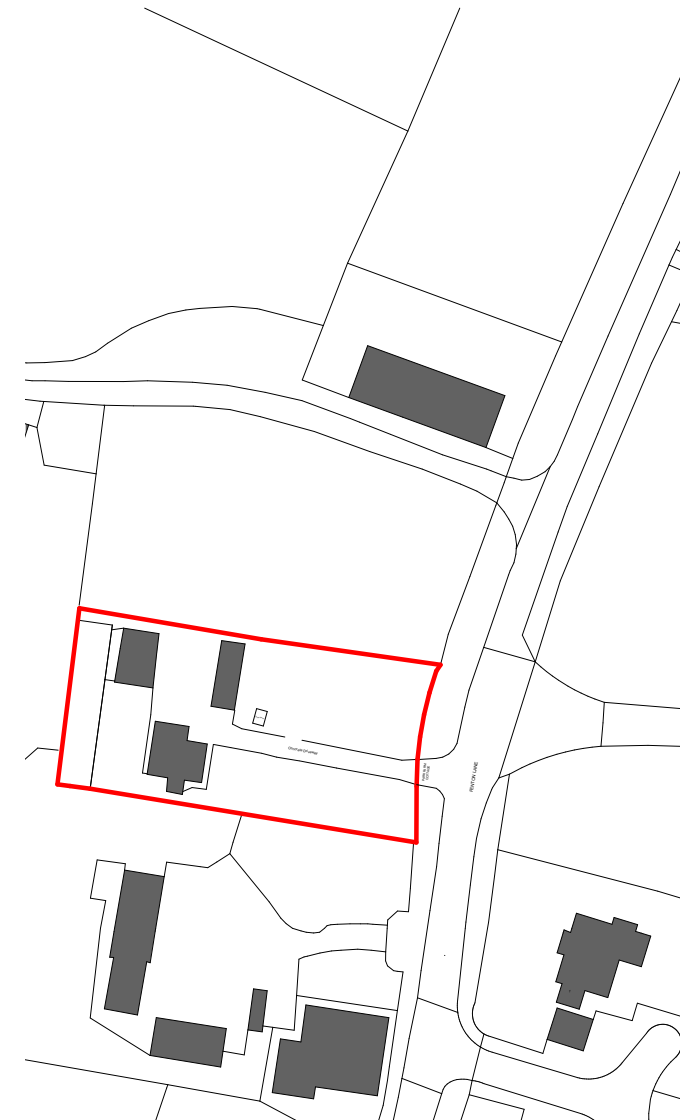


Figure 1 Site Location Plan

# 1.0 Background

## *SITE LOCATION*

The application site lies within the village of Stubton, defined by Natural England as 'Trent and Belvoir Vales'. The rural village has been developed in broadly linear form at the junction of four secondary roads leading to the neighbouring villages. The village contains a mix of residential development, ranging from heritage assets to modern 20th century properties.

The site lies on the northern edge of the village's settlement, accessed off Fenton Lane. The site's locality is not densely populated. All residential properties near the site are spaced with generous separation distances.

To the south of the site lies a two-storey dwelling Heatherway, typical of the 1980's. To the south east of the site lies a number of large modern brick two and half storey dwellings, built in 1990s. Stubton Hall lies 150m further to the south east of the property but is substantially screened by the surrounding vegetation and topography.

Directly to the north of the site lies paddock land outside the village settlement, owned by the family themselves.



*Figure 2 Aerial View*

# 1.0 Background

## ASSESSMENT OF THE SITE

The application site itself includes a number of buildings, 3 units in total. The main dwelling, Park Cottage is two storey in height, constructed of brick with a concrete tile roof, dating back to the 1950's. The client has lived in the property since 1976.

Several large outbuildings are scattered within the curtilage boundary including two modest size brick outbuildings.

The existing access to the property is currently via a driveway, directly accessed from Fenton Road. The site is well-screened from the highway by a vast amount of vegetation to the east.

The character of the area is rural with a low density of built form. The dwellings within the village vary in design, age and position, but the majority are built in red brick with pantile roofs.



Figure 3 Existing Site Plan

- KEY**
- SITE BOUNDARY
  - EXISTING TREES
  - EXISTING BUILDINGS



*Figure 4: View west along existing hedgerow boundary*



*Figure 5: View west along the existing driveway from Fenton Road*



*Figure 6: View east along the existing driveway from Park Cottage*



*Figure 7 East elevation of Park Cottage*



*Figure 8 View east from western boundary.*

# 1.0 Background

## *FLOOD RISK*

The application site is in Flood Zone 1 and is not shown on Environment Agency Flood Maps to be at risk of surface water flooding. As such a suitable drainage strategy is likely to be achievable on site. SUDS should be incorporated where possible.

It should be noted that Policy EN5 requires all new development to have no adverse impact in terms of increasing the risk of flooding in the area.

## *TREES & ECOLOGY*

The local planning authority's website shows that the property is not within a Conservation Area and there are no tree preservation orders. A tree plan is included as an appendix to the application showing canopies shaded in accordance with their BS5837 categories and their root protection areas coloured magenta.

There are a number of trees on the site, including a T2 Apple, T3 Monkey puzzle, T4 Flowering cherry, one out the three young cherries in G5, T7 Holly and the mixed groups G6 and G9 as shown on the plan. An existing large oak is present to the north of the site and this will be retained within the proposals.

## *HISTORIC CONTEXT*

As discussed, the site does not lie in a Conservation Area and is not listed. The building does not contribute to the character of Stubton, nor form the setting to the adjacent Grade II Listed Stubton Hall.

It should be noted that a number of listed building lie in proximity of the site, as noted on the adjacent Figure 8.

- 1 Stubton Hall - Grade II
- 2 Gateway & Flanking Walls in Stubton Hall
- 3 Barn at Home Farm - Grade II
- 4 The Manor House - Grade II
- 5 Church of St Martin - Grade II\*

A brief historical background has been explored that describes the immediate context to the application site and the historic environment.

## *HISTORIC DEVELOPMENT*

The place name evidence suggests that Stubton had an Anglo-Saxon origin to the settlement, either deriving from the Old English personal name 'Stubba' or 'stubb' meaning tree stump and 'tūn' meaning farmstead or village.

Documentary evidence of the development of the village suggests that Stubton was very sparse until the late 1700's. Historic field maps show the enclosure of open field systems began relatively early in the area surrounding Stubton, beginning in the 16th century and was largely completed by the early 1800s (South Kesteven District Council, 2007).

Subsequently, the village and surrounding areas experienced a period of prosperity during the Post-Medieval period, resulting in the construction of improved farm buildings, such as the barn at Home Farm, opposite the Site.

First edition Ordnance Survey mapping dating to 1871 depicts the site with a public footpath running through the site, with no presence of the additional outbuildings and extensions. Later mapping dating to 1915 shows the same configuration highlights that the site does not have any buildings of historical merit.



# 1.0 Background

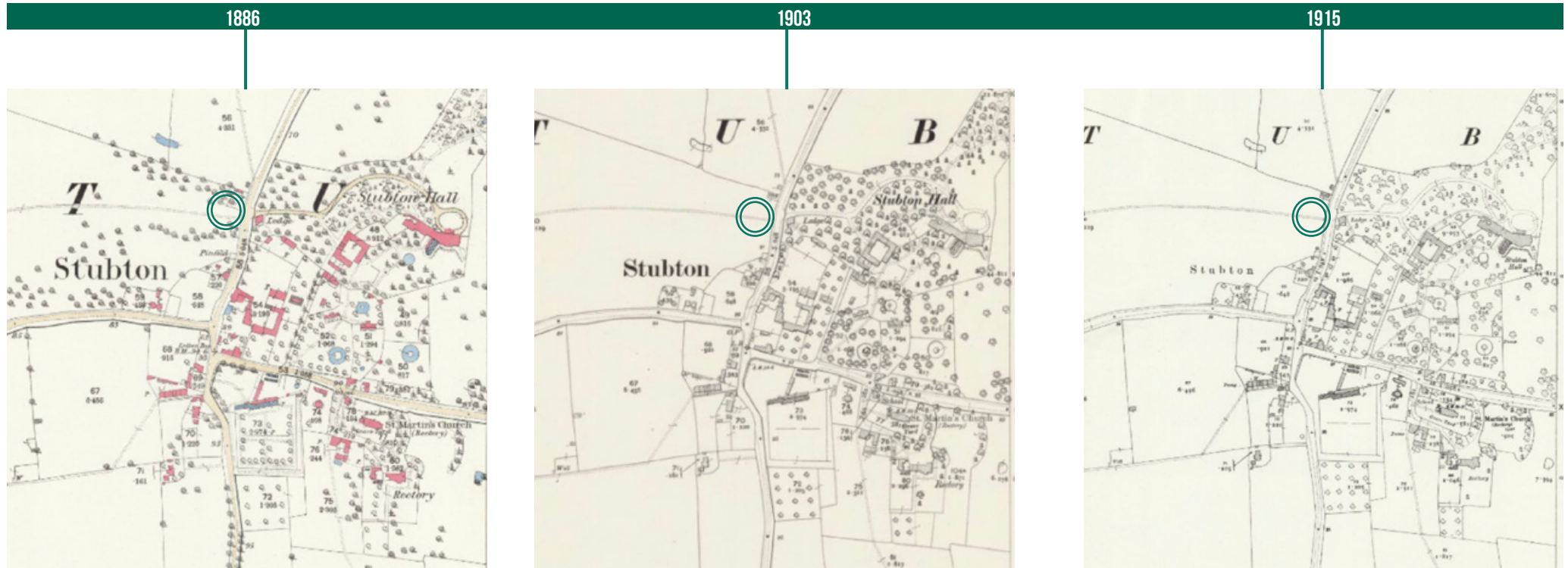
## *LISTED BUILDINGS KEY:*

- 1 Stubton Hall
- 2 Gateway & Flanking Walls in Stubton Hall
- 3 Barn at Home Farm
- 4 The Manor House
- 5 Church of St Martin

*Figure 9* Listed Structures Map



# 1.0 Background



 Proposed Site

Figure 10-12: Stubton Historic Maps - Sourced from National Library of Scotland

# 1.0 Background

Stubton Hall lies to the east of the site, and dates back 1813-14 but is not visible from the street scene or the application.

For reference, the Listing Description is noted by Historic England as the following;

## *STUBTON HALL*

Grade: II

List Entry Number: 1146985

Date first listed: 19-Feb-1952

*Large country house, now school. 1813-14 by Sir Jeffry Wyattville, C18. Gault brick range with ashlar dressings and shallow hipped concrete tile roof with parapet and 4 ridge stacks. Attached to north-west, a small gault brick house with concrete tile roof and single ridge stack. Attached to north-west of latter, late C18 red brick service wing with earlier red brick service wing set back but attached to north-west. Both have shallow hipped concrete tile roofs and various stacks, the earlier C18 wing with leaded octagonal cupola.*

*Main range, north west front of 2 storeys, 5 bays with slightly projecting central 3 bays. Plain stone plinth, ashlar first floor band and moulded eaves. 3 shallow steps lead up to central doorway with plain C19 doorcase with brackets and 3/4 glazed C19 doors. Flanked by 2 windows with 5*

*smaller first floor windows, all with glazing bar sashes. Large central early C19 Tuscan portico, 3 columns deep with wall pilasters, thought to come from Beckingham Hall. 2 storey 3 bay east return, with projecting ground floor central bay with blocked window and small pediment. First floor band and parapet. Central bay flanked by long windows with 3 smaller windows above, all with glazing bar sashes. 2 storey, 5 bay south-west front, the central 3 bays projecting in shallow ball. Ashlar plinth, first floor band and parapet. Central ground floor bay has C17 ashlar semi-circle of Tuscan columns which are paired against the wall, thought to come from Fenton Hall or Beckingham Hall. Central bow has 3 long glazing bar sashes flanked by single tripartite windows under segmental heads. Above are 5 small glazing bar sashes. Plaque attached to south front inscribed "This house was erected by Robert and Amelia Heron in the years 1813 and 1814. "Jeffery Wyatt, Architect." (Heritage England)*



Figure 13 Stubton Hall

# 2.0 Planning Policy

## *NATIONAL PLANNING POLICY FRAMEWORK*

The National Planning Policy Framework (NPPF) sets out planning policy guidance at the national level. In relation to creating well-designed places, paragraph 127 of the NPPF states that decisions should ensure that developments:

- a) 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;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## *SOUTH KESTEVEN DISTRICT COUNCIL LOCAL PLAN 2011 - 2036*

The South Kesteven District Council Plan sets out the vision, objectives, spatial strategy and policies for the future development of the district. It also identifies land and allocates sites for different types of development, such as housing and employment, to deliver the planned growth for South Kesteven District Council.

The key relevant policies for the site and associated new dwellings are as follows:

### **Policy SP2 – Settlement Hierarchy**

In Smaller Villages as defined below, development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character of Stubton.

### **Policy SP3 – Infill Development**

In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- it is within a substantially built-up frontage or re-development opportunity (previously development land);
- it is within the main built-up part of the settlement.
- it does not cause harm or unacceptable impact upon the occupier's amenity of adjacent properties.
- it does not extend the pattern of development beyond the existing built form; and it is in
- keeping with the character of the area and is sensitive to the setting of adjacent properties.

The site is clearly defined by the boundary hedgerow and is considered to be part of the village. The proposal would not extend the pattern of development beyond the existing built form.

### **Policy EN1 – Landscape Character**

South Kesteven's Landscape Character Areas are identified on the map above (Figure 6). Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its

# 2.0 Planning Policy

conservation, enhancement or restoration. In assessing the impact of proposed development on the Landscape, relevant Landscape Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans.

## **Policy EN2 – Protecting Biodiversity & Geodiversity**

The Council, working in partnership with all relevant stakeholders, will facilitate the conservation, enhancement and promotion of the District’s biodiversity and geological interest of the natural environment. This includes seeking to enhance ecological networks and seeking to deliver a net gain on all proposals, where possible.

The site proposes to retain green space to the east of site, whilst promoting biodiversity with new meadow grassland and native species tree planting.

## **Policy EN6 – The Historic Environment**

The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the

significance of the asset shall be considered favourably. Substantial harm or total loss will be resisted.

The design seeks to set back the proposed development from Fenton Lane, to pose limited impact on any adjacent properties. Native tree planting softens the development, whilst providing additional screening to Stubton Hall.

## **Policy DE1 – Promoting Good Quality Design**

To ensure high quality design is achieved throughout the District, all development proposals will be expected to:

- Make a positive contribution to the local distinctiveness, vernacular and character of the area.
- Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;
- Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and;
- Provide sufficient private amenity space, suitable to the type and amount of development proposed.

## **Policy SB1 – Sustainable Building**

All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible.

## 2.0 Planning Policy

### *STUBTON NEIGHBOURHOOD PLAN*

The Neighbourhood plan provides an opportunity to help formulate policies on the type, scale and design of any new development and help determine what would be acceptable and appropriate in their environment.

It sets out how they would like to see the village develop over the next ten to fifteen years. It ensures that local people would have a stronger influence over the way change and development takes place in their area and help to protect and possibly enhance the features they most value. The proposals have reflected upon the design guidance present within this document.

### *SPD: LINCOLNSHIRE COUNTY COUNCIL DESIGN APPROACH GUIDE*

The design reflects guidance set out by the Highways Design Guide provides guidance on the design and construction of highways within Lincolnshire. The proposals have reflected the requirements as required.

All junctions shall where practically comply with the relevant standards set out above. For all principal and classified (non-estate roads) junctions should be designed to conform to the standards set out in TD9, TD42, TD22, TD40 and TD41 as appropriate.

### *RUTLAND & SOUTH KEVESTON DESIGN GUIDE*

The design guide sets out key policies that have been taken forward into the design of the site. The design guide was produced to improve the quality of new developments within Rutland and South Kesteven. The SPD has been prepared in accordance with the National Planning Policy Framework (NPPF) July 2021, the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Councils' Statements of Community Involvement. The key relevant design guidance is as follows:

**5B: Responding to the climate emergency** - South Kesteven District Council has declared a 'climate emergency' and has an ambition to reduce its carbon footprint between now and 2030 and become net zero carbon by 2050. Rutland County Council also has the aim of making sure its activities achieve a net zero carbon footprint before 2050.

**5B: Encouraging healthy lifestyles** - Contact with nature including street trees, green nature corridors, SuDS design for biodiversity (including permanently wet areas), green spaces designed for biodiversity, boundary hedges (instead of knee-rails), well landscaped front gardens, rear gardens with trees provided, integral bat/bird/swift boxes/tiles/fascias/ boxes, bee bricks, and native (and wildlife friendly) species as a general rule for

landscaping schemes. Healthy food including community kitchen gardens and orchards designed into open spaces, allotments, community composting. Supporting flexible working practices, particularly home working, through provision of fast fibre broadband, shared workspaces, and easy access to community amenities.

**5F: Trees in the public realm** - Existing mature trees can be preserved and/or new large species planted and given sufficient space to flourish and become key features. It is essential that street trees are planted within appropriate tree pits that will allow them to flourish and become healthy tree specimens.

**5G: Sustainable drainage systems** - Sustainable drainage systems (SuDS) cover a range of approaches to managing surface water to reduce flood risk whilst improving water quality, amenity and biodiversity. They reduce the amount of surface water that reaches the sewer system (as outfall) and the rate at which it reaches a watercourse. Common features of SuDS include soakaways, filter strips and swales, permeable surfaces and ponds.

#### **5H: Street hierarchy**

Key elements of a Main Street/Avenue could include:

- Strong front boundary treatments such as railings and walls supplemented by hedges.
- Strong building lines.
- Absence of frontage parking.

## 2.0 Planning Policy

- Strong built frontages that positively address and enclose the street.
- Rhythm and continuity of façades.
- Well-proportioned in terms of height to width ratios.

**5J: Addressing the street (perimeter blocks)** - In line with national guidance, buildings should have public fronts and private backs. By positioning public fronts on to streets and public spaces - in terms of the main entrances and main windows - this provides opportunities for natural surveillance and to design out crime from these spaces. Back gardens should face other back gardens, bringing community safety and privacy benefits.

**5K: Strong front boundary treatments** - Strong front boundary treatments are an essential ingredient of the streetscape and are very effective in enhancing the character of a street, creating a clear demarcation between public and private spaces. Strong front boundary treatments can include railings and low walls, supplemented by low hedges behind. Hedge front boundary treatments can work well, but the species selected should be robust and planted well so that they can grow and survive in what can be quite a harsh environment of a front garden.

**5M: Street character** - Emphasis should be given to defining street character – with street design, front boundary treatments, building lines, front garden depths, parking arrangements, landscaping, house types and

materials all working together to create streets that have strong characters of their own. Careful consideration should be given to the

**5N: Local rural village and town urban form and street character** - Streets and layouts should relate to the character of their location – in the rural villages and towns, streets and layouts should aim to replicate the urban form, density and character of streets found in the area and/or best practice in streetscape design. In many towns and villages in Rutland and South Kesteven, streets are curved with properties following these curves and leading the eye around the corner. Visual stops that terminate views along the street are also a characteristic and help to break up long stretches of street. Long straight streets are generally not a characteristic of the area and are commonly only found within the larger settlements.

# 2.0 Planning Policy

## *RUTLAND & SOUTH KEVESTON DESIGN GUIDE*

**5N: Car Parking** - On plot parking is usually the most appropriate type of provision in villages and suburban settings. Cars parked on plot should be softened with landscape, planting, and materials as well as a clear property boundary. Parking spaces should be as well as, not instead of, a front garden. Paving materials could be permeable and complementary to the building design.

**6A: Build quality** - It is important that build quality, materials and architectural detailing make a positive contribution to local distinctiveness, vernacular, and character. Recommended higher quality solutions include:

Brick or other traditional detailing to eaves and verges.  
Porches, door canopies or surrounds made from timber and tiles (rather than glass-reinforced plastic porches, door canopies or surrounds, which are not acceptable)

**6B: Architecture** - The Councils do not promote a specific architectural style but do expect new development to be attractive and recognise that visually attractive buildings, streets, and spaces often share similar qualities. Defined in the publication Quality Reviewer (Urban Design Skills, 2010), there are characteristics of architecture and townscape that are not subjective:

Detail - this can be fundamental to quality and can help

a development to feel human and friendly. Consideration should be given to how materials will last over time together with their maintenance, environmental performance, and their general quality of appearance. Quality detailing applies to both traditional and contemporary architecture.

Proportion – architectural quality can, in part, be down to the sizes and shapes of walls and the positioning of features such as doors and windows. Proportions between solid (walls) and void (windows, doors) can be key factors. Traditional architecture, in general terms, works well with a vertical emphasis, including alignment of windows. Other key factors include the depth of a building, roof pitches, eaves, gables etc.

**6C: Materials** -Materials that are traditionally used in Rutland and South Kesteven and are included in the proposal are: Red Brick, Red Clay pantiles and timber

**6D: Roofs** - The form, pitch and appearance of roofs are an important determinant of character. Take the lead from the predominant form and materials locally. Clay pantiles or slate tiles are common, with slim profile tiles preferred on both roofs and porches. Roofs typical of the local vernacular generally have a pitch of at least 40 degrees and new development is expected to do so to reinforce local identity and make a positive contribution to local distinctiveness and character. Traditionally inspired developments should include chimneys that are authentic in their position.

**6E: Residential amenity** - Residential amenity is determined by factors such as space, privacy, outlook, outdoor space, and natural light. New development should promote amenity by following these principles.

Rule of thumb Back-to-back privacy distances:  
21m window to window for two-storey buildings  
14 back-to-back distance from a habitable room/principle window to blank two storey elevation.

**6F: Refuse management** - It is important that household bins are accommodated in ways that allow convenient access, and without increasing clutter or harming the appearance of buildings - bins, crates and caddies should be stored out of site. Homes should be designed with consideration for how bins are taken out. Long bin drags from the rear of terraced properties should be avoided and there should be space to carry bins past parked cars.



# 3.0 Consultation

## PRE-APPLICATION ADVICE

A formal pre-application was submitted to South Kesteven District Council in 2022, pre-application reference number 'S22/1573' for feedback on the proposals for the replacement dwelling application;

### Summary;

'To summarise, the principle of development is considered to be in accordance with Local Plan policies SP2 and SP3 as infill development within a small village. The detailed proposal should reflect the historic character of the village and be sympathetic to the surroundings. Subject to final details, it is considered that the scheme would be supported at application stage.

The Planning Officer's opinion is based on a desk top assessment and should an application be submitted, a site visit and consultation of neighbours and statutory consultees will be undertaken to assess the impact.

I hope the above advice is helpful; it is based on the information provided as part of the pre-application submission. Please note the above advice is based on officer opinion only and does not prejudice any subsequent decision of the Local Planning Authority pursuant to the submission of a formal planning application which may generate previously unknown issues either through responses to statutory consultations or evaluation of the more detailed information submitted with the application.

The decision on a formal application may also be made by the Planning Committee which, democratically, is entitled to arrive at a different conclusion to the planning officers provided that decision is based on reasonable planning grounds.'

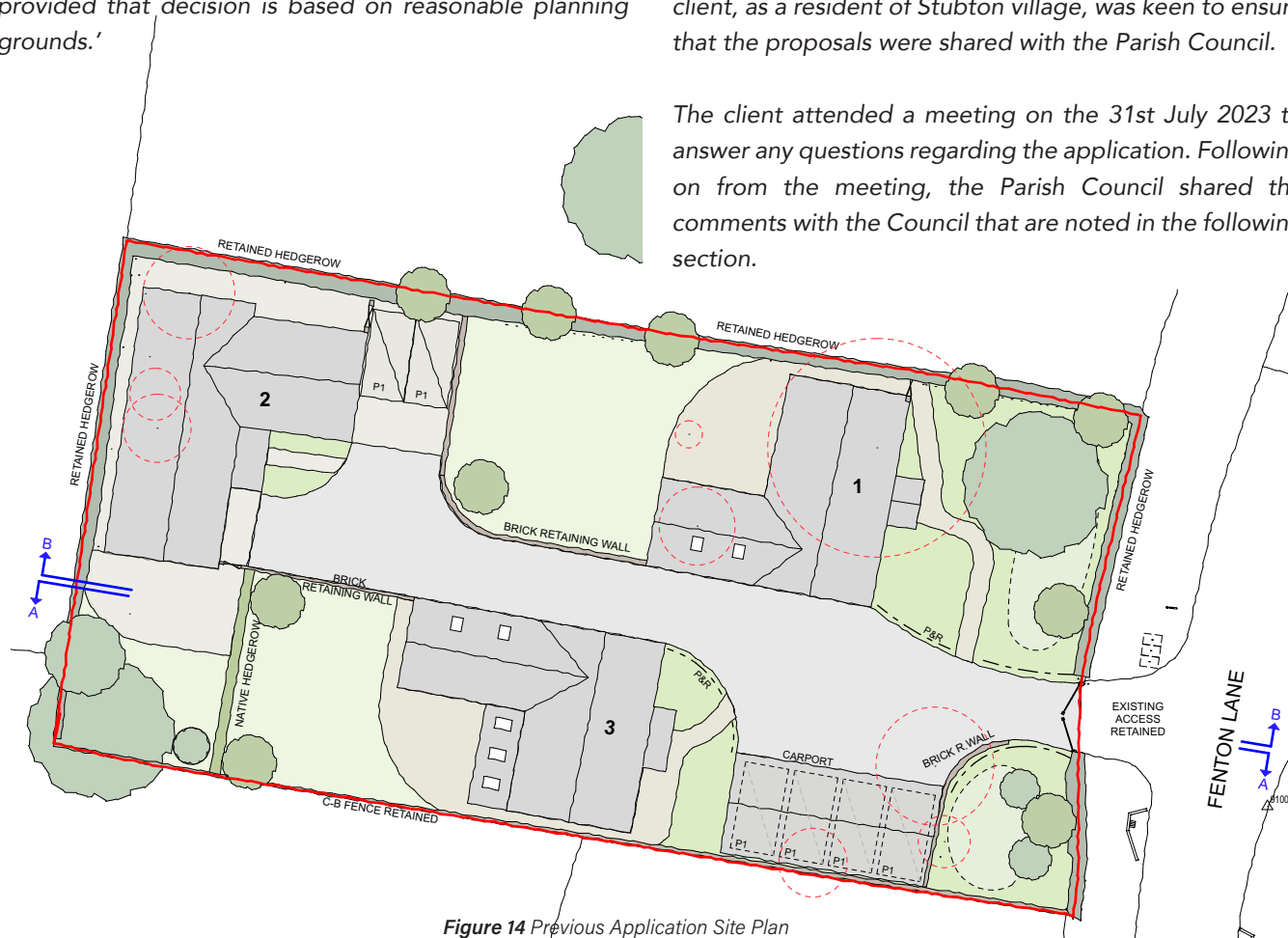


Figure 14 Previous Application Site Plan

## LOCAL COMMUNITY CONSULTATION

Following submission of the previous application, the client, as a resident of Stubton village, was keen to ensure that the proposals were shared with the Parish Council.

The client attended a meeting on the 31st July 2023 to answer any questions regarding the application. Following on from the meeting, the Parish Council shared the comments with the Council that are noted in the following section.

The following consultation comments were formally received from the Planning Officer, following the Parish Council meeting on the 31st July 2023. The comments were based on the previous application that was withdrawn;

**Parish Council Comments;**

*'The Parish Council met on 31st July in an extraordinary meeting to discuss the application. We consulted with the 14 residents present plus the four councillors including the direct neighbours. The comments which follow reflect the views expressed at that meeting;*

- a) The architectural style fits well with the village*
- b) the development fits the definition of infill although some concerns were raised regarding over development*
- c) the development lies within the envelope of the village*
- d) Plot 2 directly overlooks the neighbours garden ie loss of privacy (If Plot 2 building was moved through 90degrees and with slight amendments to windows as shown in mirror image in the snippet in the Design and Access document P17 along with minor amendments to window placement would potentially alleviate that situation)*
- e) The height of the carport may be overbearing on the neighbours site ( a reduction in roof height may alleviate that situation)*
- f) Taking into account Highways comment that the driveway may require widening - if so then the public areas outside the development need to be re- established swiftly*
- g) Request that a condition be placed on the developer re*

*the timescale for the development to be completed within 2 years from commencement.*

*h) Request that a condition be placed on the developer re keeping all building materials and builders vehicles on site and not on public land or highway*

*i) Ensure that the building and control line have been considered within the process of reviewing this application.'*

**To address the comments, this new application has undertaken the following changes;**

- **The ridge height of the dwellings have been reduced from 45 degrees to 40 degrees.**
- **The carport/garage has been completely removed from the scheme to address any concerns from the immediate neighbour.**
- **The existing driveway has been marginally widened by 0.2m, but does not effect the visual appearance of the street-scene.**
- **Further landscaping/screening to limit visual impact on neighbours property is now included within the design.**

**The client highlighted at the meeting on the 31st July 2023 that their intention is not to impact on the local residents, as they have been a resident in the village for a number of years. They re-iterated that they will ensure that, during the construction of the works, goods will be stored on the adjacent parcel of land to ensure that there is limited impact on the existing highway.**

**Conservation Officer's Comments;**

*'The proposal is concerned with the demolition of the existing modern (circa 1950) two storey house and adjacent outbuildings on the site, and its redevelopment in the form of a group of three detached two storey houses and an associated four bay carport.*

*The site is located at the northern end of the village. There are a number of Listed buildings in relatively close proximity but not close enough for their settings to be affected by the proposal. The village does not have a Conservation Area.*

*The design of the proposed houses is attractively based on the local traditional with complementary external materials. The existing site access and flanking hedgerows along the road frontage are to be retained. There are no heritage issues or objections to the proposal.'*

**The comment's received were extremely positive and therefore no changes have been required to address any concerns from the Conservation Officer.**

**Lincolnshire County Council Comments;**

*'The width of the access is to be detailed. For a shared access it should measure a minimum of 4.1m for the first 10m and thereafter it should measure 3.7m. Any improvements to the access should be done in accordance with Lincolnshire County Council's specification.*

*A Refuse collection point should be detailed.*

*Turning should be able to accommodate the turning of a delivery vehicle. This will be a private drive however the Planners should be minded to ask for swept path details.'*

**To address the comments, this new application has undertaken the following changes to ensure the works are in accordance with Lincolnshire Council's request;**

- **The existing width of the access has been revised to 4.1m to the requested 4.1m for the first 10m, and the driveway to be 3.7m further into the development.**
- **A refuse collection point has been added at the front of the site, and will be timber clad to tie in with the landscaping scheme.**
- **A turning circle has been provided adjacent to plot 1 and plot 3.**

#### **Archaeology Comments:**

*It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.*

*Therefore, given this it is recommended that the developer should be required to commission a Scheme*

*of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should initially consist of trial trenching.*

*...'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. National Planning Policy Framework 2021, Section 16, para 194.*

*To address the archaeology comments, the agent has had further consultation with Heritage Lincolnshire to discuss their requirements. It has been agreed that a series of trial trenches will be undertaken to the front of the site. It has been agreed that the trial trenches would be attached to the application as a pre-commencement condition as below;*

*'We would not be looking for trial trenching over previously developed areas, or areas with standing structures. Looking at the plans accompanying the application, a good proportion of the proposed development area is on undeveloped, grassed land. Based on the information available our recommendation is unchanged. However, undertaking of trial trenching following determination would be acceptable in this case.'*

#### **Arboricultural Comments:**

*'If planning permission is granted then I would suggest that a robust condition is applied that requires new tree and shrub planting which would be in the interests of public amenity and climate change mitigation. The new landscape plan should be in keeping with the rural nature of the sounding landscape and avoid the creation a monoculture. I would suggest that a new monkey puzzle be included in the landscape plan. A condition requiring the protection of the trees growing outside the site whose RPAs skirt into the site should also be applied'.*

*The agent and applicant have discussed the landscape proposals in detail and propose to put together a landscape strategy plan for a discharge of conditions application once planning has been granted to address the arboricultural consultant's comments.*

## 4.0 Design Principles

### LAYOUT

The proposals seek to demolish the existing property and two outbuildings to provide space for three sympathetic, traditional/rural dwellings with the existing site access retained. The scheme aims to provide three new dwellings for the family, to enable the family to live within a reasonable distance and enabling the existing dwelling owner to remain in the village of Stubton. This sustainable approach ensures that the history of the family continues within Stubton village.

Referencing the historic use, the overall design approach is to create a farmstead feel with traditional forms and spatial layout, but to provide a contemporary yet traditional external appearance that compliments the modern living arrangements and creates visual interest.

The site offers an opportunity to create a distinctive, Architect-designed, development in keeping with the surroundings. The layout and orientation of the dwellings has been designed to maximise views to the north and west of the site, respecting the surrounding built-form and landscape. The arrangement around the main driveway creates positive end-vistas, creating an active and attractive street scene. The individual units are designed to turn corners, with windows inside gables providing informal surveillance to the street.



Figure 15 Proposed Site Plan

# 4.0 Design Principles

## *SCALE*

All dwellings are of a maximum two-storey scale, complemented by 1.5 storey elements, in accordance with Policy DE1. The mass and spatial arrangement of the units have been carefully considered, which help manage the transition between units. This provides more interest and variation to the street scene within the development site.

The proposed ridge heights will sit at a lower level than the existing surrounding dwellings, ensuring that no harm is placed on the neighbouring properties and heritage assets in close proximity to the site.

The development only has one existing immediate residential neighbour, the existing dwelling to the south. All garden areas in the proposed development comply with supplementary planning guidance, with appropriate planting and biodiversity enhancement. The arrangement of the 3 dwellings has been designed to comply with the back to back privacy distances (section 6E of the Rutland and South Kesteven design guide).

## *APPEARANCE & MATERIALS*

A simple material palette is proposed for each of the dwellings, reflecting the proposals rural setting and vernacular of Stubton. A traditional, red facing brick will be the main facade treatment. The brickwork will match the existing colour tones and detailing of the surrounding heritage properties. To break up the mass of the property, traditional horizontal timber cladding panels will be introduced on sections of the first floor elevations. All proposed windows and doors will be off white/grey in colour to compliment the material palette. To the roof a simple, plain clay tile is proposed to replicate that of the local context.

## *SUSTAINABILITY*

The proposals seek to utilise sustainable resources within the material palette. The design will incorporate rainwater harvest mechanisms in line with policy SB1. The dwellings will seek to maximise their thermal performance, with increased insulation levels throughout. All dwellings will include solar panels to the roofs, alongside air source heat pumps, maximising sustainability throughout the development.



# 4.0 Design Principles

## *ACCESS & LANDSCAPING*

The proposed layout clearly creates an enclosed and well-supervised street due to the active elevations facing Fenton Lane. As such it will minimise opportunities for crime and promote a safe living environment.

The development site is served by the existing access from Fenton Lane. The private estate road makes provision for turning and therefore enables all vehicles to enter and exit the site in a forward gear. The parking provision for each dwelling is in accordance with the LPA's parking standards.

Where garages are included in the parking provision these are sized such that they would provide space for storage in addition to parking and therefore would be practical to use for parking.

The development seeks to retain all trees of value. The landscaping for the site will introduce native species and bird and bat boxes will also be installed on the completed development in suitably low-lit areas in accordance with Policy EN2 and EN1.

## *HERITAGE IMPACT OVERVIEW*

The proposed development lies to the east of a Grade II listed buildings, Stubton Hall. The site does not lie within a conservation area or the setting of any other designated or non-designated heritage assets. Following a review of Park Cottage's architectural and historical interest demonstrates that it does not lie within the minority of buildings that are due a material consideration in the planning balance as non-designated heritage assets. The proposed development is well-conceived around those elements of the village of Stubton's character that contribute positively to the experience of designated heritage assets from within their settings. As such, the proposed development will have a neutral impact upon the setting of the Grade II listed buildings at Stubton Hall, preserving the ability to experience their architectural and historical interest from within their settings.

## *SUMMARY OF PROPOSALS*

The proposals seek to provide three residential traditional dwellings that provide space for the families needs. The proposals have strongly considered the surrounding environment and do not pose any impact on any of the adjacent properties of Stubton. The site and architectural design has the opportunity to be of high quality, a contemporary architectural merit that is a precedent for future new build developments in Stubton.



