

# Supporting Information

**Site Address:** Park Cottage, Stubton

**Applicant:** Mr & Mrs Wright

**Statement Date:** 5<sup>th</sup> February 2023

**Statement By:** Anotherkind Architects

## Urban Design Officer Comments

### Q1 - Is the main difference now the removal of the car ports? (can't see the extra landscape added?)

- The previous application was withdrawn to address a number of changes and consultee comments on the previous scheme. It should be noted that generally the planner was happy with the scheme and endorsed by the Conservation Officer. Changes to address minor comments included the following;
  - Removal of car port to the frontage of Fenton Lane and area with native species planting.
  - Existing dwellings move slightly forward to address comments regarding garden size to plot 2/3. Parking to plot 2, provided with more area.
  - Overall height and massing of units reduced ridge heights.

### Q2 - character of the street not defined, nor views towards the property (should be in the DAS).

- The character of development is reflected within the design proposed, please refer to the street sections. The site sits on the edge of the village, and the development can be viewed as a 'Green Lane' character area. The character area is of more rural nature, with wide fronted houses and long front garden treatments. House types are traditional in appearance with strong characters of their own, typically L shape units. Careful consideration has been given to the design of the green space to soften the development and provide an 'estate' feel, reflecting upon the character of Stubton.
- The scheme references the wider settlements-built form with the following characteristics;
  - Post & rail fencing treatment (as seen on Claypole Lane/Fenton), with native grassland & meadow planting set behind in front gardens.
  - Resin bonded & loose gravel driveways, of the South Kesteven material palette.
  - A mix of warm red brick facing brick, cottage style, with timber cladding.
  - Building forms, L shape in form typical of the historical architectural style of Stubton, with 1.5 storey elements, referencing extensions over time.
  - Existing hedgerows retained with timber gated entrance.
  - We note that a number of surrounding buildings are of a modern appearance with modern windows. The proposed scheme is seeking to be traditional in appearance, with a sympathetic material palette.



**Q3 - trees at front important – what replacement trees proposed? Street is characterised by large species trees.**

- The client is seeking to demolish the building & construct three dwellings for the family to live in. We note that the existing trees to be removed are low quality. It is our client's intention to enhance the site and promote biodiversity where possible. Our client will seek to produce a soft and hard landscaping scheme prior to commencement of the development, with approval from the Urban Design Officer. We welcome any forthcoming recommendations for tree species, but the client proposes to implement a number of trees to the front of the development, similar to species to those planted on Claypole Lane.

**Q4 - Show the locations of the solar panels – how designed to be discreet?**

- To ensure that the development meet's the LPA's sustainability standards, the design proposes to install solar panels on the roofscape, albeit sensitively in discreet locations. Please refer to the updated site plan to show locations of the units.

**Q5 - Density - is a higher than that of the nearby new development – St Martin's Close – the same amount of land in this development is taken up by two dwellings (approx.).**

- Whilst Park Cottage appears to be higher density, it should be highlighted that St. Martin's Close dwellings are three storeys in height, but also includes a number of detached single and double garages scattered throughout the development. The overall development footprint of St Martin's Close equates to 18% of the land, whilst Park Cottage equates to 22%, a minimal difference,

however it is worth noting that the size of the overall units are only two/one and a half storey in height compared to that of two and a half/three to St. Martin's Close. This is clearly visible on site.

**Q6 - Urban form – how does the layout of the buildings relate to the urban form of the settlement? DAS says 'farmstead feel' – can this be explained more as it doesn't look/feel like a farmstead.**

- The simple style of the buildings is traditional in form and materials with modern construction techniques, however the design has referenced the history of 'farming' within the materiality of the construction and the inclusion of simple massing shapes, one and a half construction, typical of buildings of this nature & extensions (as noted previously from Conservation Officer's comments).

**Q7- Garages mentioned in DAS but none on the plan?**

- No garages are proposed, parking spaces provided to each unit as indicated.

**Q8 - Plot 1 parking shared with plot 2 and cramped – and no division between places. More room needed (and likelihood of wanting to park car in view of plot 1 will be high).**

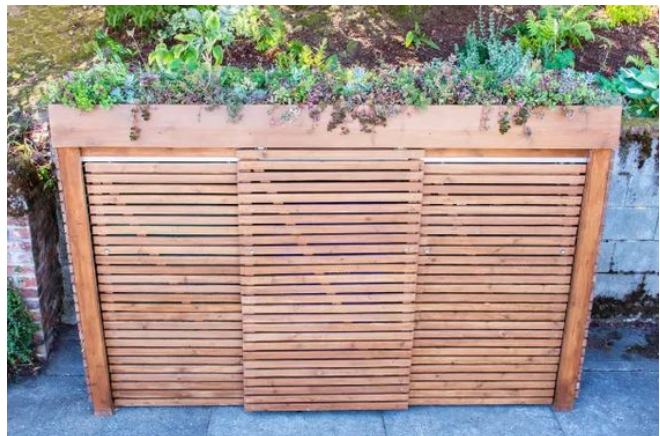
- We have revised the layout to show a division between spaces and further space provided.

**Q9 - Close boarded fence to gardens – those visible to access street should be a wall.**

- Thank you for your comments, we have revised the layout to show all visible fences as red brick facing walls, with a stone coping.

**Q10 - Bin store – what will this look like? Is it big enough for 9 bins?**

- Thank you for your comments, the bin store will be traditional in appearance, timber clad and able to house 10no. 240 litre bins in total. Size 4m x 1.5m in total. Please refer to precedents below and updated street scene sections. The design provides opportunity for a green roof to promote sustainability.



*Above: Bin Store Precedents & Proposed Vision*

## 2.0 Neighbours Comments

**Question 1- Plot 2 spans 14.5m (47' 6") near to the hedge overlooking our garden at a height of 7.6m. This is overbearing. Five upstairs windows directly overlook our garden and therefore directly impacts the use of our outdoor space. Could the house be turned around in order for the five upstairs windows to look over the land containing the oak tree / changed to a bungalow? The upstairs bathroom window appears very large - will it be obscured glass?**

- It should be noted that the existing property Park Cottage has stood on the site since 1953 and has four existing windows in total that directly looks out to the adjacent land, the neighbouring property that was constructed after Park Cottage's time. Please refer to existing images that clearly highlight the location of existing windows of Park Cottage in relation to the adjacent property.



- The proposals seek to demolish Park Cottage and significantly reduce the extent of overlooking that is present, and better the situation. All windows to Plot 1, have been kept to a minimum and look west.
- In regard to Plot 2, the client has taken on board comments and has removed the double window at first floor from proposed elevation B. On this basis, the revised design/elevation has two small windows at first floor that look south-west, approximately 31m away from the neighbouring property (refer to site plan). All windows at ground floor will have no impact on the neighbouring property due to the existing topography & boundary treatment. No elevations are present on the neighbouring properties north elevation (as illustrated on photos above highlighting chimney breast in view).

## Summary

Following further changes to the design, it is our view that the proposals align with the Council's policies and will provide a new development to Stubton, that can be enjoyed by the applicant and their families for future generation. As noted by the Conservation Officer, the design fits well in the setting and is of architectural merit.