WEEDON architects

BURLEY LANE QUARNDON

Planning, Design and Access Statement



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Revision	Date Issued	Status	Comments
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1.0 Executive Summary

Burley Lane, Quarndon

This report has been prepared by Weedon Architects in support of an application for full planning consent for 2 detached dwellings on land adjacent to 129a Burley Lane, Quarndon. Derbyshire.

The design has been developed with the Client following a Pre Application submission and seeks to address the Planning Policy guidelines and recommendations made by Amber Valley Borough Council following this initial submission.

The purpose of this report is to provide a commentary on how the design solution has been arrived at and to provide sufficient information for Amber Valley Borough Council to consider granting planning permission.



2.0 Introduction

Burley Lane, Quarndon

Location

The site is locatedtowards the south-eastern curtilage of the village of Quarndonadjacent to 129a Burley Lane and is within the Quarndonbuilt frameworkas defined in the Proposed Map that forms part of the Amber Valley Borough Location Plan.

The site is approximately 0.42ha in size and located on Ordnance Survey grid reference 341120N / 434040E

To the north and west of the Survey Site, residential properties with large, established gardens comprise the eastern portion of Quarndon, with further residential properties extending to the east along Burley Lane. Beyond residential areas to the north and west, pasture and arable fields with hedgerow boundaries and areas of woodland, dominate the landscape. To the south and east large areas of broadleaf woodland, parkland and a golf course associated with Allestree Park extend towards the northern outskirts of the City of Derby.



3.0 Pre-Application Consultation

Burley Lane, Quarndon

Pre-Application Advise

In February 2014 a Preapplication enquiry was made by Richard Reynolds Roxylight, 50 Aylesbury Road, Clinton for a much larger development which involved5 residential units spread across the whole site.

In response to this, along with Design and Amenity Considerations, the proposal received a favourable response with the following comments;

Saved policy H3 states planning permission will be granted for housing development within the built framework urban area providing the new development is on previously developed or brownfield land, or on other vacant land which has not been previously developed, providing the land is not specifically identified for other form of development.

In principle a proposal for residential development in this location would be acceptable and in accordance with policy H3 as the site is a vacant site.

Tree Preservation Order

We should also note that during our preparation of this report a Tree Preservation Order has been received, TPO464 / 2022 –Woodland adjacent to 129a Burley Lane, Quarndonon the 28th April 2022 which will be addressed in the Ecological Response within this report.



Preapplication enquiry for 5 dwelling

Design

As advised in the preapplication response, a full ecological survey has now been carried out which has clearly influenced the post pre-app design development. Further consideration has also been given in respect to the local vernacular.

Burley Lane is predominantly residential and is characterised by large detached dwelling set back from the road with large established gardens. See adjacent images.

The new proposed dwellings will follow the scale and character of the adjacent properties but on a slightly reduced scale in order to address the results of the ecological / arboriculturalreport whilst maintaining the character of the road / area .



129 Burley Lane



1 Burley Drive



127 Burley Lane



154 Burley Lane

4.0 Design

Burley Lane, Quarndon

Layout

Following the pre application the proposal has been reduced from 5 detached dwelling to just two which site close to the northern boundary adjacent to Burley Lane, thus minimising the ecological impact on the wider site area.

This reduction in numbers also provides additional amenity space to the remaining two properties which is now above the figures suggested in the Supplementary Planning Document; Residential Development (SPD).

There are also no properties in the immediate vicinity so there will be minimal impact on amenities or privacy of the adjoining or adjacent properties through loss of light, overshadowing or overlooking.

Landscaping

As the site is abundant with natural landscape features, measures will be taken to conserve the natural habitat as much as possible with only smaller designated area set aside as a maintained garden.

Further details on the retained elements can be found the in the Landscape & Ecology section.



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4.0 Design

Burley Lane, Quarndon

Use & Amount

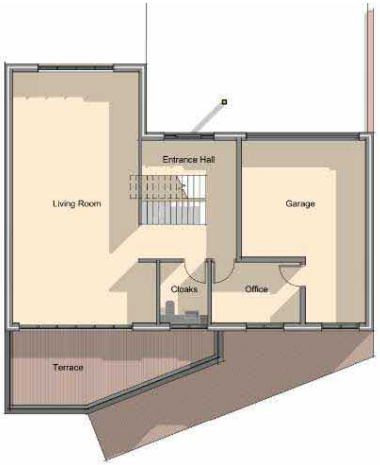
Both dwelling will provide a similar level of accommodation which will consist of the following;

Lower Ground Floor
This is set into the natural embankment and has a large kitchen/dining room along with a separate bedsit annex. Both area areas open out to a south facing terrace area which provides views out to the landscaped rear garden.

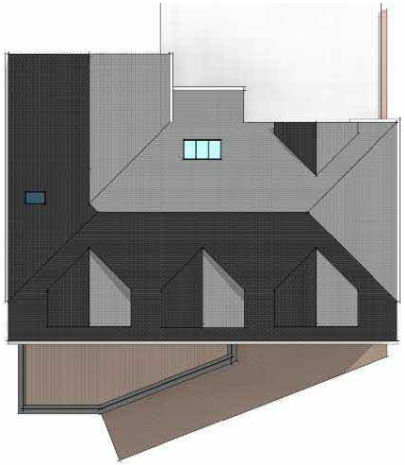
Ground Floor
This is the entrance level which has a large dual aspect living room which again opens out to a south facing terrace which offers elevated views out to the surrounding parkland. A double garage is also located on this floor along with an office and cloaks facilities.

First Floor
There are 4 bedrooms on the first floor which are accessed via an open staircase which extends up through the double height entrance hall. Bathroom and ensuite facilities are also provided on this level.

The total NIA area for each dwelling will be 345 m2



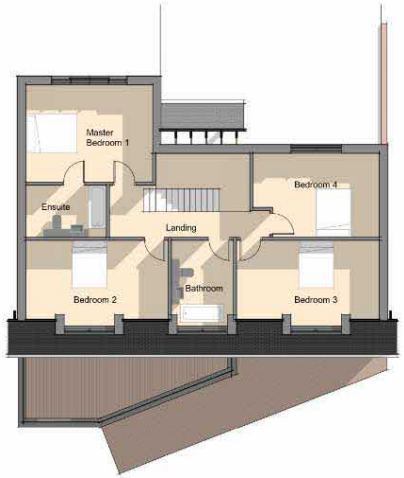
Plot 1 - 01 Ground Floor
1 : 100



Plot 1 - 03 Roof Plan
1 : 100



Plot 1 - 00 Lower Ground
1 : 100



Plot 1 - 02 First Floor
1 : 100

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Scale & Massing

The overall site has a grade of approx. 18m with the highest point to the northwest at approx. 133.00 AOD dropping down to the lowest point to the southeast at approx. 115.00 AOD.

The proposed design uses the natural topography and enables the mass and form to be partially concealed whilst providing a storey height transition through the accommodation to the lower lying rear aspect

The accommodation is spread over three floors, the lower ground set into the embankment so from Burley Lane both dwellings appear to two storey which replicates the scale and character evident in the neighbouring properties.

The south elevation also responds to the site gradient with the main roof eaves dropping down to the floor below thus reducing the apparent scale when viewed from the South. Dormer windows have also been introduced to bring natural light and air into the first floor bedroom accommodation.



1 Plot 1 - North Elevation
1 : 100



2 Plot 1 - East Elevation
1 : 100



3 Plot 1 - South Elevation
1 : 100



4 Plot 1 - West Elevation
1 : 100

Appearance and Material Palette

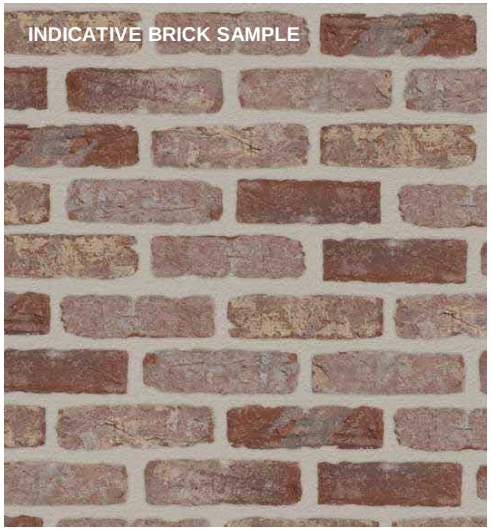
The surrounding properties within the immediate vicinity are predominantly brown/red brick with tiled pitched roofs finished in either plain or concrete interlocking tiles.

We are proposing to stay with this local vernacular but use a more rustic multi mix brick as per the indicative example, combined with natural timber clad elements to compliment and work in harmony with the woodland backdrop. Whilst both dwelling follow a similar mirrored form and material palette the timber clad elements will be used in different areas and orientation on each property to create separate identities.

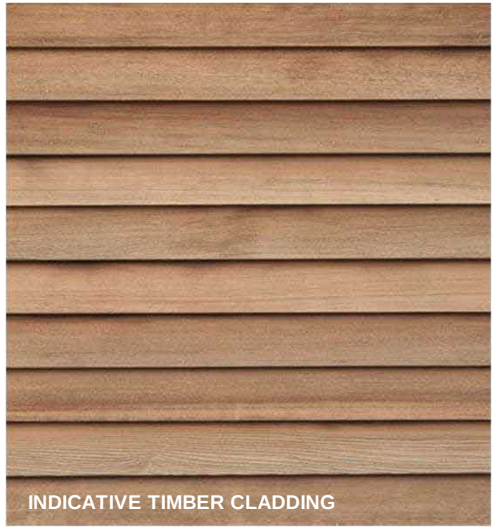
The pitched roof would be finished in either plain or interlocking tiles to match the surrounding properties as per the indicative example.

The new windows and full height glazed elements will be high performance timber / aluminum composite, double or triple glazed system with a dark grey PPC frame finish to bring a more contemporary element into what is predominantly a heritage material palette.

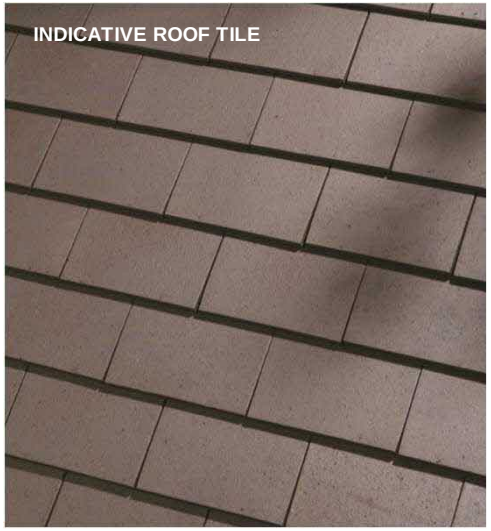
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INDICATIVE BRICK SAMPLE



INDICATIVE TIMBER CLADDING



INDICATIVE ROOF TILE



INDICATIVE WINDOW PRECEDENT

5.0 Indicative CGI Images

Burley Lane, Quarndon



Plot 2 – View from Burley Road



Plot 1 – View from Burley Road



Plot 2 – View from Burley Road



Plot 1 – View from Burley Road

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5.0 CGI Images

Burley Lane, Quarndon



Plot 1 – View from rear garden



Plot 2 – View from rear garden



Plot 1 – View from rear garden



Plot 2 – View from rear garden

6.0 Access

Burley Lane, Quarndon

Access into the site has been adjusted following comments made by Highways in the Preapplication who expressed a preference for a single shared access at a minimum width of 4.25m as oppose to two sperate entrances. The entrancing into the site will also be designed to have the required visibility spays and sightline to afford safe vehicular access to and from the site.

The shared hardstanding courtyard will provide private car parking for both dwellings and offer at least two spaces plus the double garage per dwelling.

Both dwellings will be designed to comply with Building Regulations, Access to and use of building, Approved Documents M4(1), Category 1: Visitable dwellings.

With regard public transport the site is situated within the confines of an existing settlement so access to the local public transport network is really available, providing links to surrounding facilities, jobs and key services.

Refuse collection will align with the neighbourhood collection strategy where the residents will transfer waste for roadside collection.



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7.0 Landscape & Ecology

Burley Lane, Quarndon

This section has been prepared in response to findings in the Landscape Science Consultancy Ltd, Preliminary Ecological Assessment and Tree Survey.

One of the first things that should be noted is that the LSC Assessment Site Survey Area (blue line) extends beyond the redline site application area into the surrounding woodland habitat and covers an area of approx. 1.1ha and the application site area is much smaller at 0.42ha, as indicated in Fig. 001

It should also be noted that the majority of the high value Category A trees (as indicated in green) actually fall outside of the red line site boundary and the proposed development area has been contained to the northwest away from the higher value ecological receptors as identified in the following section.

Category A trees indicated in green
Category B trees indicated in brown
Category C trees indicated in Yellow

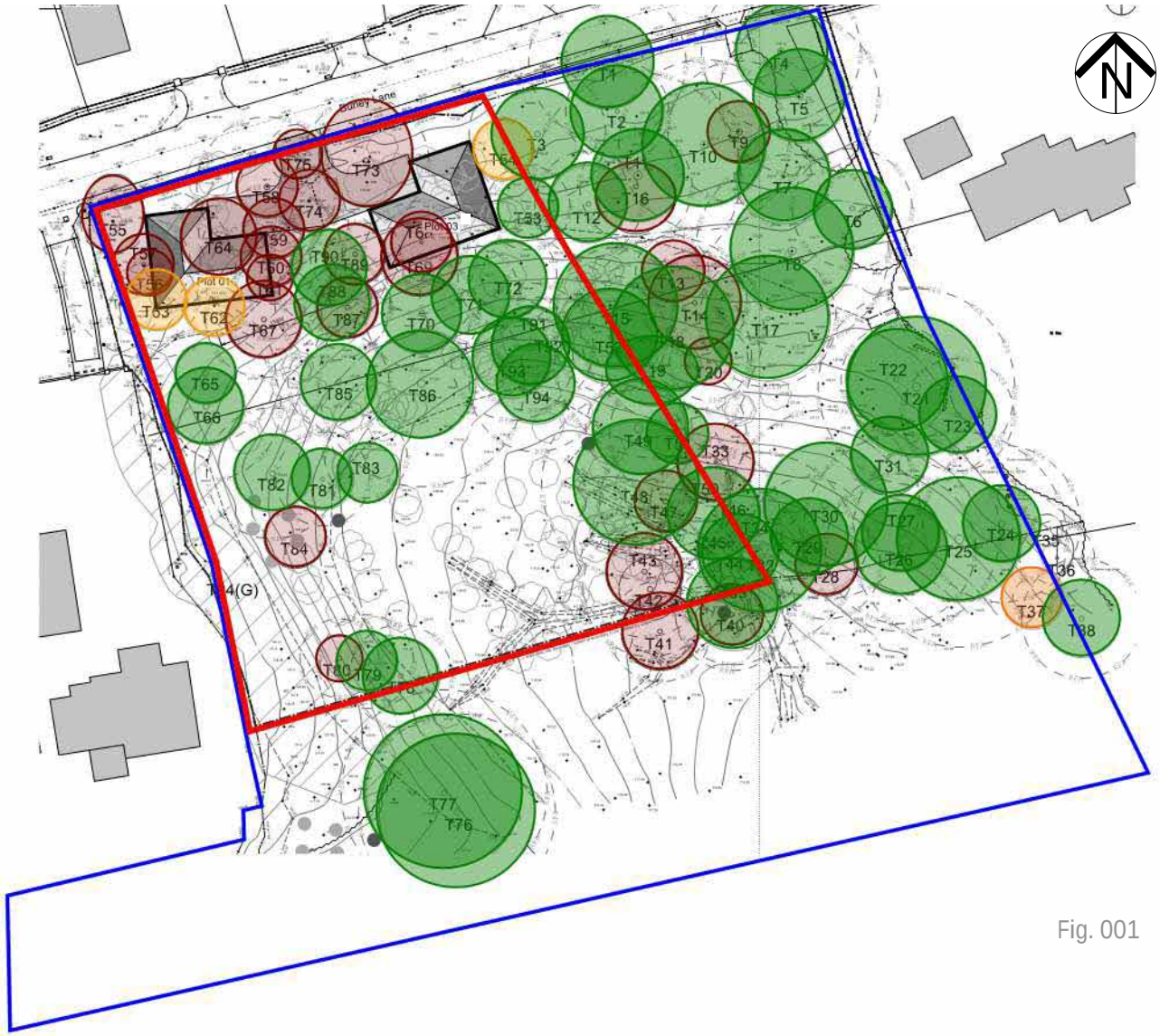


Fig. 001

7.0 Landscape & Ecology

Burley Lane, Quarndon

As identified the LSC Preliminary Ecological Assessment there are a number of planning polices in place specifically relating to the preservation on of trees and woodland and in particular AVBC POLICY EN8 which states *"Planning permission will not be granted for the development that would damage or destroy significant trees…"*

Category A Trees

In response to this we are proposing to avoid all high value Category A trees (including the root protection area RPA) and locate both properties to the North edge of the site to mitigate potential disturbance.

Category A trees indicated in Fig. 002 along with root protection area.

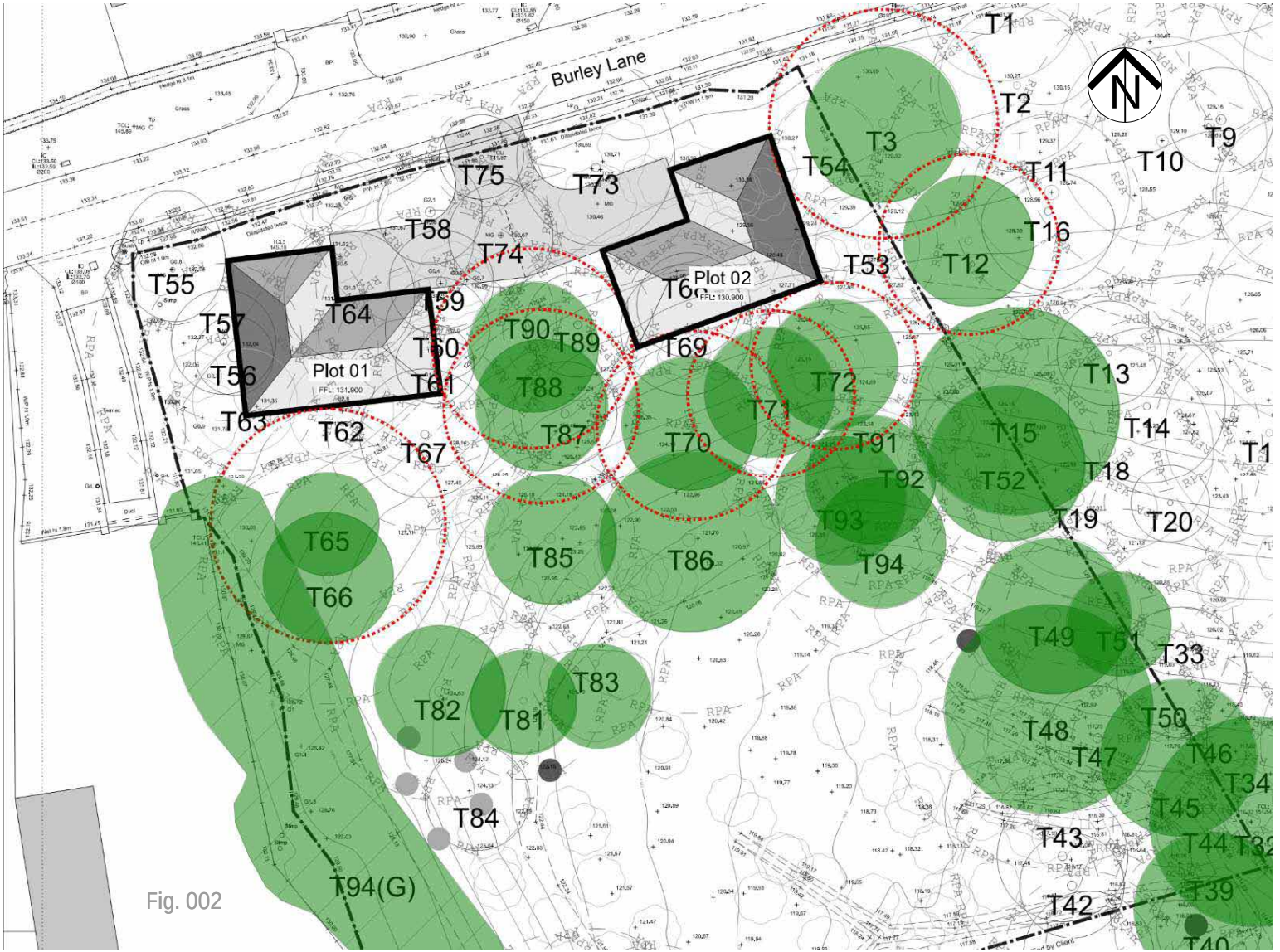


Fig. 002

Category B Trees

Whiles we are making effort to avoid the existing vegetation the development will still have an impact due to the existing tree density but this has been restricted to only the removal of a number of category B and C trees as indicated in Fig. 003 by the red circles.

Unfortunately this is unavoidable but we are retaining all cat A trees and given the amount of space which it to remain undeveloped we would suggest there are lots of opportunities for new tree planting to offset this.

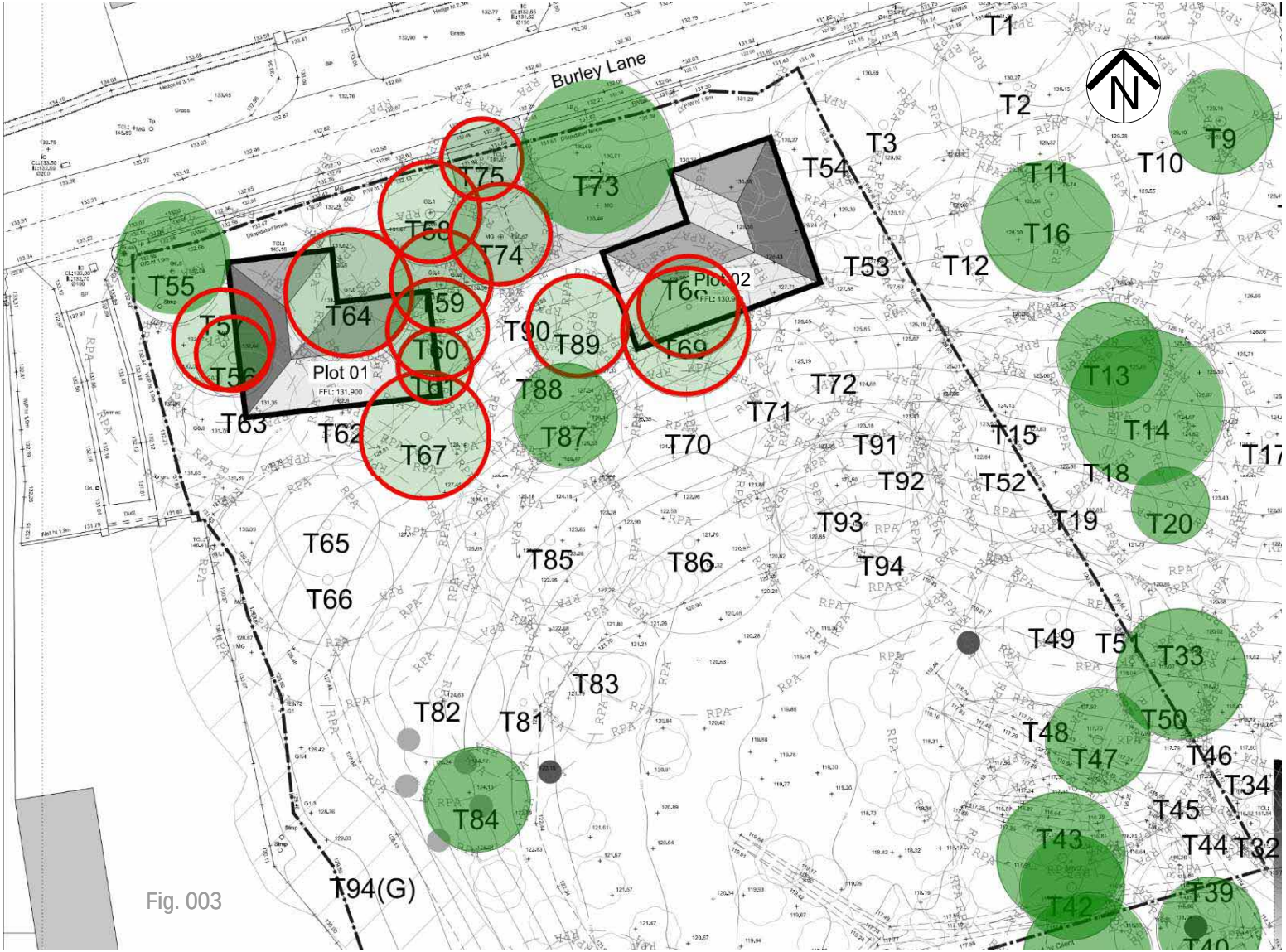


Fig. 003

8.0 Area Schedule

Burley Lane, Quarndon

Plot 1	Level	NIA m2
	Lower Ground Floor Area	122
	Upper Ground Floor Area	117
	First Floor	106
Total		**345 m2**

Plot 2	Level	NIA m2
	Lower Ground Floor Area	122
	Upper Ground Floor Area	117
	First Floor	106
Total		**345 m2**

9.0 Application Drawings

Burley Lane, Quarndon

Drg/ Doc No.	Title	Scale	Rev
Weedon Architects Drawings			
16182-WDN-ZZ-ZZ-DR-A-0300	Proposed Location Plan	1:1250	P01
16182-WDN-ZZ-ZZ-DR-A-0301	Proposed Site Plan	1:500	P01
16182-WDN-P1-ZZ-DR-A-0511	Plot 1 –Proposed General Arrangement Plans	1:100	P01
16182-WDN-P2-ZZ-DR-A-0521	Plot 2 –Proposed General Arrangement Plans	1:100	P01
16182-WDN-P1-XX-DR-A-0611	Plot 1 –Proposed General Arrangement Elevations	1:100	P01
16182-WDN-P2-XX-DR-A-0621	Plot 2 –Proposed General Arrangement Elevations	1:100	P01
Landscape Science Consultancy Ltd			
M104.21A	Preliminary Ecological Assessment	NA	Feb 2022
M104.21A –Figure 01	Tree Constraints Plan	1:500	-
M104.21A	Tree Schedule	NA	May 2021