

6 FIRS WALK

4.0 DESIGN

4.1 PROPOSED SITE PLAN AND STREET SCENE

SITE PLAN



STREET SCENE

6 FIRS WALK

4.2 PROPOSED FRONT ELEVATIONS



PLOT 1:



PLOT 2:

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4.3 PROPOSED MATERIALS PLOTS 1 & 2



CLAY ROOF TILES



RED BRICKS



STONE DETAILING



FRONT DOOR
WITH SIDELIGHTS



CASEMENT
WINDOWS



POROUS
DRIVEWAY

PLOT 1:



PLOT 2:



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4.4 ELEVATIONS COMPARISON - 5 FIRS WALK AND PROPOSED SCHEMES



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PROPOSED SCHEME

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4.5 THE PROPOSAL

The application proposes the erection of two detached dwellings following the demolition of the existing dwelling at 6 Firs Walk.

The proposal fully takes into account local and national planning policies, and the context of the site and surrounding area. The plans and reports submitted with the application have been carefully prepared to ensure accordance with planning policy, and a fully comprehensive development proposal.

Existing planting will be retained where possible, maintaining privacy and wildlife habitat. New planting will be incorporated within the design to ensure the enhancement of the local character and biodiversity of wildlife on site.

4.6 THE DESIGN

The proposal is for the erection of 2 detached dwellings Plot 1 with separate carport and Plot 2 with integrated garage which have been carefully designed to harmonise with the character and appearance of the surrounding area and as a result, fully responds to local context.

The design of the proposed dwellings reflects an approved scheme at 5 Firs Walk, as requested by the pre-application response. They share the same roof shape, gabled elements, stone and brick details, chimneys, and similar fenestration.

The proposed dwellings will be of a high-quality design whilst responding to the positive features of this specific location.

(A) AMOUNT

The application site currently comprises of 1 dwelling. This

proposal provides for 2 No. dwellings (net increase of one) making effective use of urban land in accordance with the NPPF and The London Plan.

(B) LAYOUT

Careful consideration has been given to ensure there is generous spacing between buildings and boundaries and as such the proposed dwelling has been positioned in a very similar location to that of the existing house to be demolished. Size of the plots, and their locations on the site reflect approved scheme on neighbouring site 5&6 Firs Walk. Ref. No APP/R5510/W/20/3253781 - appeal ref LPA ref- 30837/APP/2019/3096

The plot currently benefits from an extensive amount of mature screening around the site and the proposed dwelling would be very well screened. The proposed layout allows for important landscape features to be retained.

The pre-application response suggested that Plot 1 should align with Plot 2. However, due to the Root Protection Area (RPA) of an existing tree, the building line of No. 8 Foxdell, and the positioning of the other house on Firs Walk, the proposed location for Plot 1 is deemed optimal

The proposed siting of the dwelling and the extent of natural screening ensures that there will be no loss of amenity to adjacent residents.

(C) SCALE

The design approach has been to produce 2 new dwellings which reflect the context of the site and surrounding area in terms of its size, siting, scale, height and depth whilst ensuring that the new scheme harmonises and respects neighbouring properties and private amenity areas.

After the Pre-Application consultation, the width and scale of the buildings have been reduced. This was achieved by removing the integrated garage and replacing it with a carport for Plot 1. Additionally, the houses have been made narrower to align more closely with the dwellings from the approved scheme at 5 Firs Walk.

The widths of the proposed buildings are as follows:

Plot 1 - 10,82m

Plot 2 - 11,82m

Width of the houses at 5 Firs Walk is:

Plots 1,2,3 - 11,89m

(D) APPEARANCE

The new dwellings are of a period design, to the client's specific brief. The proposed designs have also been influenced by the existing vernacular of Firs Walk and Foxdell. The design reflects also design of the proposed buildings on the approved scheme 5&6 Firs Walk. Ref. No APP/R5510/W/20/3253781 - appeal ref LPA ref- 30837/APP/2019/3096

In terms of mass and scale, all dwellings have been carefully designed to not appear visually obstructive and repeat the scale of 2 storey slopping roofed buildings nearby. Other architectural features such as stone details, brick quoins, gauged brick arches will enhance design and rise architectural quality of the surrounding area.

Materials for all dwellings would be good quality stock brick, incorporating stone and contrasting detailing, with a clay plain tile or natural slate roof finishes. Windows will be well proportioned casements.

(E) LANDSCAPING

The proposed scheme reflects the character of the immediate context, through both material choices and soft landscaping. Private driveways and parking bays have been proposed with

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permeable block paving which will harmonise both Foxdell and Firs Walk.

The proposed hardstanding to the front of the scheme has been reduced to meet expectations following the pre-application consultation.

To link the site with its surroundings ornamental trees along the frontage will create a canopy and frame the proposed properties. Along the edging of the buildings and driveways, ornamental planting has been proposed.

At the rear of the dwellings private patios have been designed with open lawn areas. Along boundaries at the end of the gardens, existing hedging will be retained and enhanced with new ornamental trees.

5.0 ACCESS

The proposed dwellings will be served by the existing access of Firs Walk and the newly constructed access of Foxdell. Both plots provide 2 parking spaces served by a carport for Plot 1 and driveway and integral garage for Plot 2.

5.1 SUSTAINABLE DESIGN

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

5.2 ENERGY EFFICIENCY

To minimise heat loss from the proposed dwelling

and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors.
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation.
- Energy efficient lighting
- Natural daylight to all habitable rooms

Domestic appliance ratings will follow the CfSH requirements of:

- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer

5.3 WATER RESOURCE MANAGEMENT

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts and storage tanks

The development will include the use of rainwater harvesting via the provision of water butts and will also include internal restricting devices such as flow restrictors on taps and dual flush toilets to achieve water usage per person of 120 litres a day.

5.4 FLOOD RISK MANAGEMENT

The application is not situated in a flood risk area.

To minimise the surface run off and promote permeability, the following will be incorporated:

- Soakaways for surface water drainage
- Permeable surface driveway

The development will incorporate the requirements of SUDS hierarchy, by disposing of as much storm water drainage on-site as possible. Any shallow infiltration available will be utilised by the provision of the permeable road surfaces and the run off from the proposed building will be dispersed via soakaways, located on site at a depth determined by the best available percolation rate. The run off rate achieved will be in accordance with stipulated EA requirements.

5.5 BIODIVERSITY

The proposal will retain existing trees and hedgerows where possible. Additional planting can also be proposed.

5.6 WASTE RECYCLING

The proposal will encourage responsible waste recycling and in the following ways:
Adequate space exists for storage of waste and recycling containers with a refuse and recycling collection point provided near the site entrance.

Adequate space exists on the site for composting facilities.

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6.0 SUMMARY & CONCLUSION

The proposal provides for replacement dwellings on the site to provide new homes of a very high quality in architectural terms. The proposal meets in full the Council's adopted Local Plan policies and should be supported for the following reasons:

- The application site falls within a location where the principle of redevelopment is acceptable.
- The siting of the new dwellings has taken into account the positioning of adjacent dwellings and ensures that the proposal would not result in any loss of amenity to occupants of adjoining properties.
- The proposal provides for a form of development that is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design. The proposed dwellings will be of a high standard of architecture, finish and landscaping, therefore will enhance the existing street scene significantly and add positive value to existing area.
- The proposal is designed to reflect the scale, proportions and spacing of existing development within this location and approved scheme 5&6 Firs Walk . Additionally regard has been given to the design process including the evaluation of the site and surrounding area as set out within the CABE guidance "Design and Access Statements".
- The majority of existing trees and other significant landscape features will be retained and will be further enhanced by the detailed landscape scheme, which accompanies the application.
- The site is accessible to public transport modes and provides for unrestricted access to the elderly and disabled.



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