

Supporting Statement

In support of the planning application for

Construction of 4 dwellings

at

Ashby Rd,
Stapleton



Prepared By
Hayward Architects.

19 Station Rd,
Hinckley

LE10 1AW

01455 635 665

www.hayward-architects.co.uk

1. Contents

1. Preamble.....	4
2. Introduction	5
3. HBBC Good Design Guide: Area Specific Design Guidance.....	6
Description and Characteristics	6
Design Objectives	6
4. Existing Context	7
Density and size.....	7
5. Design Ethos	8
Contextual References	9
Architectural Features.....	9
Fenestration	11
Existing Materials	13
Proposed Materials	14
Details	15
6. Landscape	16
Hard Landscape.....	16
Parking	16
Soft Landscape.....	17
Trees	17
Hedges	17
7. Summary	18

1. Preamble

This Supporting Statement has been prepared by Hayward Architects to accompany the submission for Reserved Matters approval which follows:

Application No: 21/01069/OUT :

Residential development of 4 dwellings (outline - access and layout only)

20 Ashby Road Stapleton Leicester Leicestershire LE9 8JB

This statement is additional material which describes how the proposed development responds to the design objectives of the setting of Stapleton, as is relevant to the planning process, and is to be read in conjunction with the submitted drawings.

Please note that the applicant has appointed qualified and experienced architects to undertake the design aspects of this development.

If the planning service should feel that the proposal is not compliant with national or local planning policies, please provide details of the specific policy and explain how this policy is being breached. This will enable the design team to co-ordinate a full and appropriate response which accommodates all of the factors which inform good design, alongside those which are pertinent to the planning system.

3. HBBC Good Design Guide: Area Specific Design Guidance

Description and Characteristics

The HBBC 'Good Design Guide' entry for Stapleton describes the settlement as a hamlet. It is characterised by three distinct areas:

1. Dispersed farm buildings and farmsteads on the periphery
2. The small historic core
3. A large 20th century housing estate

The proposal site sits within the 20th century development character area and is currently a private garden for a large detached dwelling.

Occasional historic buildings do sit within the predominantly modern development areas but it is fair to say that Stapleton is not a historic setting, based on the very small number of historic items which remain.

Design Objectives

The Local Authority's Design Objectives for Stapleton are described as:

1. *RETAIN THE SPATIAL AND VISUAL SEPARATION BETWEEN STAPLETON'S THREE AREAS BY MAINTAINING THE OPEN SETTING OF THE CHURCH.*
2. *HALT THE ENCROACHMENT OF DENSE MODERN AND DOMESTIC ARCHITECTURAL STYLES/ELEMENTS IN THE HISTORIC CORE AND PERIPHERAL FARMSTEADS BY DRAWING ON A SMALL-SCALE, LOW DENSITY, RURAL/ AGRICULTURAL VERNACULAR STYLE.*

The proposed development supports these objectives by:

1. -The proposal site is not located near to the church and does not impose on its setting
 -Not encroaching on the historic core due to the site being some distance away and in the midst of 20th century development
 -Not encroaching on peripheral farmsteads due to the site being some distance away and in the midst of 20th century development.



4. Existing Context

Density and size

Patterns of development in Stapleton are typical of the use and age of the particular buildings.

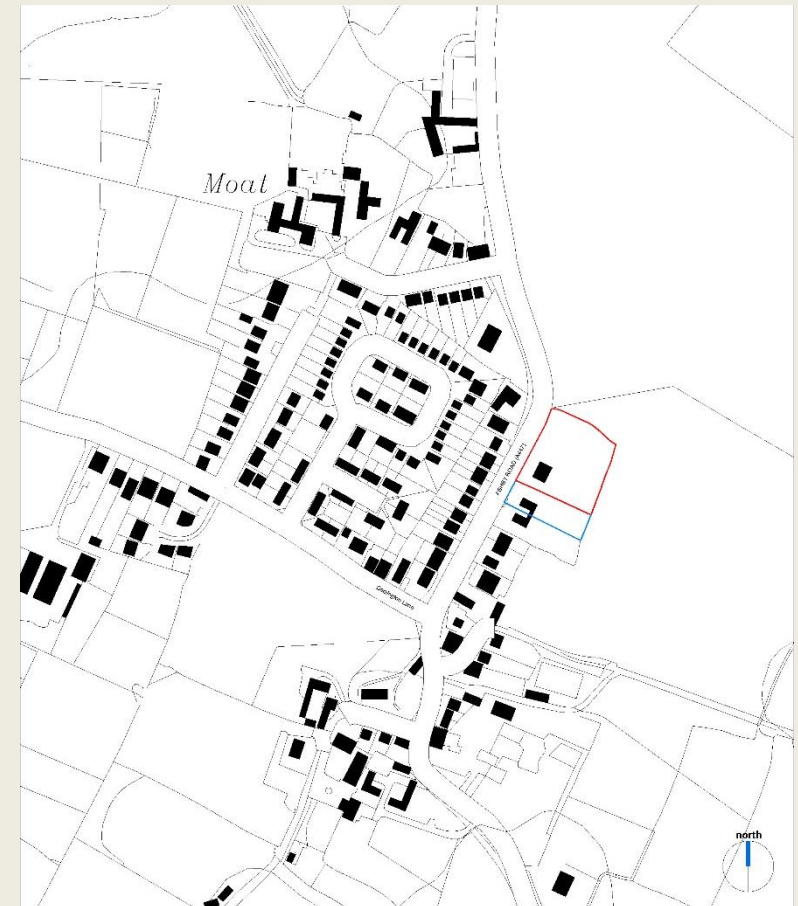
The majority of the village is 20th century development which is quite densely planned towards the centre, with larger properties and plots towards the edges. These large properties benefit from the long views over open countryside.

The properties which have been farm houses in the past also fit this pattern. They tend to be large, simple homes on larger plots. They are sometimes surrounded by a small number of agricultural buildings.

This pattern of development is to be continued by this proposal, which offers four large detached dwellings in large plots, situated towards the edge of the village.

All of the adjacent homes are of a similar massing and density, meaning that the proposed development will blend seamlessly into the existing grain of the village.

The density and amount of the proposal has already been deemed appropriate under the granting of the outline planning permission.



5. Design Ethos

The overarching intention is to create high quality additions to the village of Stapleton which are to exceed the ambitions of usual homogenous 20th century development.

The design of any building must be suitable for both its use and its setting.

A balance must be drawn between the various and extensive practical and technical requirements, alongside the external aesthetic.

Fully qualified, experienced architects have been engaged to achieve this.

The homes are intended to have their own character which is distinct from the 20th century development which forms most of the built form in the village, yet they will sit well in their setting.

The designs are mindful of the location of this site as the new rural edge of development.

The materials and forms take the rural aspect into account by offering a softer, lower and more natural edge.

The forms of the buildings are conscious of being the new 'gateway' to the village when approached from the north, offering a focal point and way-finder features.

The adopted "Good Design Guide" SPD acknowledges that Stapleton does not have an individual architectural character which could be continued. As such, a new style is appropriate for this setting.

That said, a small number of references are able to be drawn from the vernacular

Although it is not picked up in the 'Good Design Guide' SPD, Stapleton does have a distinctive character in the way that materials have been used in its historic buildings. This distinctive approach to materials is continued in the design proposal which embeds the development into its setting and makes a positive contribution to the built form of the village.

Unlike the majority of contemporary housing development, architectural details are to be continued around the sides and rear of buildings, with high quality materials used even where they cannot be seen from the street, as befits a high quality development.

Contextual References

Architectural Features

There are few strong contextual characteristics upon which to draw in the historic elements of Stapleton.

Very little history is left and that which remains is of a disparate nature and aesthetic.



HISTORIC BUILDINGS OF STAPLETON

The more modern development in Stapleton is varied in its architectural merit. Much of it is functional, developer led housing which has little character of its own and little to embed it into its setting, however, there are a couple of examples of good contemporary development within the village. These are sited almost adjacent to the application site.

Both are substantial houses on large plots, which follows the existing pattern of development at this edge of Stapleton.

They have few features in common. The most notable is the use of a brick plinth detail to the base of the external walls.

In the design of the proposed dwellings we have also chosen to adopt this plinth detail. It adds an impression of weight to the base of the buildings, giving a sense of solidity and permanence which is appropriate for high quality detached dwellings.

This feature is interpreted in either brick or stone, as is suitable for each design.

These modern examples set the precedent for development on this site



MODERN BUILDINGS OF STAPLETON

Fenestration

There is no discernible historic style of fenestration present in Stapleton.

Modern home owners desire large windows which give lots of light and a sense of space to the interior of their homes. This can result in an unattractive exterior if not handled well.

To combat this, inspiration has been drawn from the vertical segmentation of the façade of no. 16 Main Street. And windows are to be divided into strong vertical panes.

This vertical segmentation of the glazing gives appealing proportions whilst allowing for openable windows as is required for natural ventilation

Furthermore, extensive glazing can cause a loss of privacy inside the dwelling. The setting of the proposed dwellings answers much of this, as there is little or no opportunity to overlook the site.

The frontage along the road is well set back and there is no footpath, so passing traffic is by vehicle and at speed.

The segmentation of the windows interrupts a view from a fast moving vehicle sufficiently to give privacy to large windows



THE VERTICAL EMPHASIS OF 16 MAIN STREET

Feature window seats add a functional and decorative element to the facades whilst giving occupants an opportunity to connect with the views beyond. They further serve to unify the aesthetic of the new homes.

These are expressed as added elements to confer interest to the overall form of the buildings and to create a varied roofscape, with different roof pitches for different purposes.

Such a window seat is included on the rear elevation of plot 1 where the house overlooks the existing PROW. Most new houses have no detail at the rear, but we felt it was important to consider the visual appeal from the footpath in this location.

Please note: Windows and doors are functional items and must be allowed to perform beyond the merely decorative. New ADO guidance dictates size and location of glazing and may require changes to the proposal



THE PROPOSED WINDOW SEATS UNIFY THE DEVELOPMENT

Existing Materials

The building materials of Stapleton do bestow an individual character which is quite distinctive.

Almost all of the preserved, historic buildings utilise a mixed pallet of materials in their construction. This can't be said of neighbouring settlements, therefore this style can be considered a characteristic of Stapleton.

Generally speaking, the dominant building material in Stapleton and the general area of West Leicestershire is red brick with grey tile roofs.

Render is abundant in Stapleton on both new and historic buildings.

Render is so commonplace that it can't be said to contribute to the distinctiveness of place in its own right, however, it does serve to enliven the street scenes, adding a pleasing aesthetic quality.

The historic Church of St Martin is constructed of stone rubble, presumably locally sourced. Local stone in this area tends to be Sandstone. The modern day version of rubble construction is reconstituted stone, which is made from crushed and reconstituted rubble offcuts.



MIXED MATERIALS OF STAPLEFORD

Proposed Materials

The proposed dwellings intentionally continue the historic style of mixed materials into the fabric of the buildings in order to contribute to the distinctiveness of Stapleford and to sit well in their setting.

For this reason, red bricks are accompanied by reconstituted stone and white through render with timber cladding to small elements

The introduction of timber cladding is in response to the edge of settlement location of the dwellings.

The timber slats are reminiscent of agricultural buildings whilst simultaneously being honest to their own time, when applied to a dwellinghouse.

The softness of the timber finish connects the predominantly masonry materiality with the natural landscape in which it sits, thus allowing this development to create a 'bridge' between the natural, rural edge of the village and the existing masonry built core.

All proposed roofs are to be grey tile.

Materials are to be confirmed by Planning Condition when supply can be assured.



RED BRICK AND GREY TILE IS TYPICAL OF WEST LEICESTERSHIRE



STONE RUBBLE CONSTRUCTION
OF THE CHURCH

Details

Roofs are to be finished with simple boxed eaves. These are practical and give a satisfying weight to the roof, whilst having a foot in both historic and contemporary architecture. They are abundant in Stapleton's existing buildings.

The massing of the buildings is similar to other buildings in the vicinity. Eaves have been dropped on plot 1 and the roof hipped where it abuts the rural edge, to soften the impact on the countryside.

Chimneys can be a folly on contemporary houses, which actually have central heating.

Chimneys are functional, not decorative features.

As a result, modern chimneys are often GRP fakes. This proposal only incorporates chimneys where they are to be properly constructed of masonry and are to be working chimneys, as befits a high quality development.



TIDY, BOXED EAVES

6. Landscape

The existing site forms the side garden to a dwelling and sits between the built form of Stapleton and farmland to the north.

This gives site a transitional function in terms of landscaping.

This is achieved by the retention of the native hedgerows where the site abuts the agricultural land to the north and east, and the location of the access road giving a sense of separation between buildings and farmland

More formal, neater planting is proposed within the site, as compliments the residential character.

Hard Landscape

The access roads within the site are to be un-adopted shared private drives.

These are to be surfaced in tarmac and edged with standard PC kerb

The private driveways will be constructed of brindle blockwork, providing contrast and legibility

Pedestrian only surfaces (paths and patios) will be constructed of buff coloured PC slabs.

Driveways are designed such that all vehicles will be able to exit the development in a forward gear

Parking

All dwellings have ample private parking. Please see drawing and schedule

Soft Landscape

Grass is proposed where there is no hard landscaping.

Trees

An Arboricultural survey has identified a number of trees on site and classifies their quality:

One tree is classed as Category A: High quality.

Most are classed as Category C : low quality.

This survey includes trees which are outside the proposal site but could be impacted by development.

Three such trees are classified as Category B: Medium quality

The proposal seeks to remove all category C trees. This is due to their low quality and appearance, and the desire to create a setting which is suitable for a smart, high quality development

2 new trees are proposed in native species.

Hedges

The perimeter of the site is bounded by hedges on the north and the east (in part)

The proposal seeks to retain these hedges.

The front of the site, as it abuts the existing highway is self-seeded with overgrown scrub which appears poorly maintained.

The tree survey does not classify this as hedge nor give it a category.

As such, this area is to be cleared and planted with a more appropriate species of native hedgerow which will give a neat appearance to the development.

Within the site, box hedges (or similar low growing variety) are proposed to form separation between front gardens for plots 1 and 2, and to soften the edge of the wall around plot 3's garden.

Please be aware, construction work sometimes necessitates the removal of sections of hedge.

7. Summary

This proposal offers an opportunity to add 4 very high quality dwellings to the village of Stapleton.

They are professionally designed by Architects with mind for both their function and their aesthetic.

The proposed Development adds to the distinctiveness of the existing settlement in its characteristic use of materials and appropriate forms and massing; mindful of the 'gateway' location and adjacency to open countryside.

The high quality of the development is evidenced in its design, and by use of such things as working chimneys and high quality materials throughout

The proposal supports the adopted SPD: "*Good Design Guide*" as well as being compliant with all national planning policies.

