

Sketchley Grange, Burbage, Hinckley. Design Justification Document.

On behalf of Charles Church
P23-2283_G001A | JANUARY 2024

Design.



INTRODUCTION

The site slopes broadly from north-east to south-west, with a shallow valley profile through the southern part of the lane. The topography of the site is noted as “*gently undulating landform*”.

A minor valley line runs east to west across the site from Sketchley Lane and the existing green space on Troon Way, leading down to the lower portion of the site along Watling Street.

The higher areas of the site are therefore located on the northern and eastern boundaries affording views overlooking lower ground to the south-west of the site. An existing farm is located on high ground to the north of the site with the hotel visible behind.

The Design and Access Statement submitted with the outline planning application recommended that design should note the scale of adjacent development and address the context appropriately. A maximum building heights parameter plan was submitted with the outline planning application to ensure that residential building heights respond to the surrounding context, having predominantly 2 storey (maximum 11m ridge height) with lower buildings (7.5m ridge height) in the west within the vicinity of the hotel to allow for a transition to the openness of the green corridor.

The building height parameter plan was approved as part of the outline planning permission. A condition was included with the decision notice to ensure that future reserved matter application conform with this plan:

4. *The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:*

Site Boundary Drg No epd4824_d002h received 08/09/21

Demolition Plan Drg No epd4824_d043c received 08/09/21

Sketchley Lane Site Access Drg No 50711/5501/002 received 08/09/21

Building Heights Drg No edp4824_d015k received 08/09/21

Land Budget Drg No edp4824_d037n received 08/09/21.

This design conformity statement shows how the reserved matter application has been designed to accord with the building heights parameter plan.

SITE PHOTOGRAPHS



APPROVED PARAMETERS PLAN

The approved parameters plan shown opposite formed part of the original outline planning application for Land off Sketchley Lane, Sketchley (21/O1131/OUT).

This plan outlines the maximum building heights for each area of the proposed development, and how the residential building heights will respond to the surrounding context.

The proposals show the Site having predominantly 2 storeys (maximum 11m ridge height) with lower buildings (7.5m ridge height) in the west within the vicinity of the hotel to allow for a transition to the openness of the green corridor.

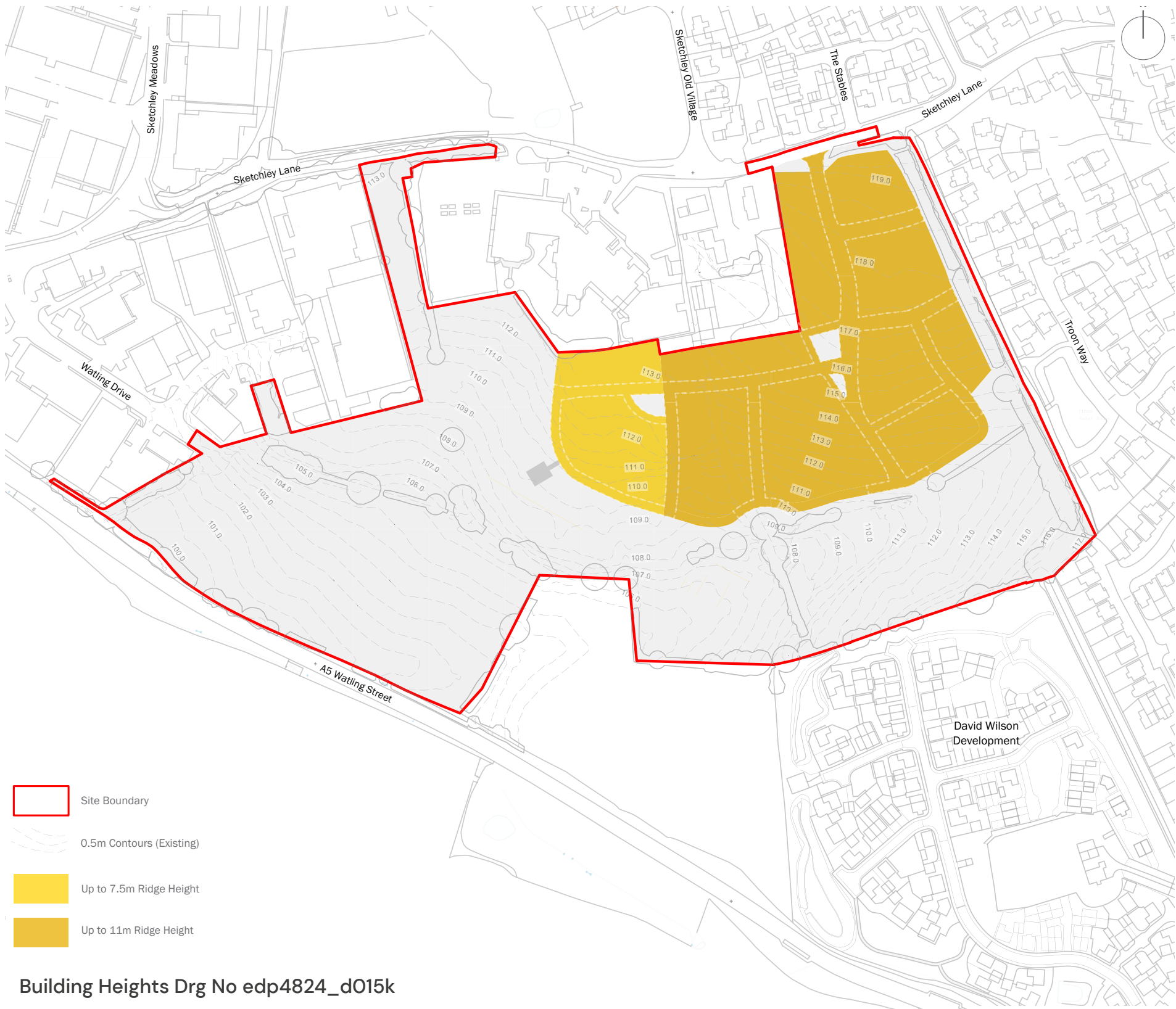
Design considerations have been made to ensure that densities will be lower (30–33dph) in the southern portion of the site to form a sensitive transition with the wildlife and green corridor.

The FFL (Finished Floor Level) for the central area which proposes a maximum ridge height of +7.5m is the main focus area for this design justification document.

Within this area, the existing ground levels are proposed to be reduced to allow for the dwellings to sit within the maximum height parameter set out in the approved parameters plan.

Residential FFL's are +/-2m variance from the existing ground level Above Ordnance Datum (AOD)', so by lowering the FFLs by 2m it is possible to plot 9.5m high buildings without intruding above the 7.5m height maximum from existing levels.

For these reasons, it is considered that the proposed density provides an appropriate balance between maximising the efficient use of land and integrating into the local urban and landscape character sensitively.



PROPOSED SITE LEVELS

In response to the refusal notice which states that:

'The housing to the south and east of the hotel would result in a permanent change in the landscape character of that part of the site.'

The proposed site levels plan opposite shows how the proposals aim to mitigate these issues by lowering the existing site levels to allow for the dwellings to sit within the maximum building heights parameter.

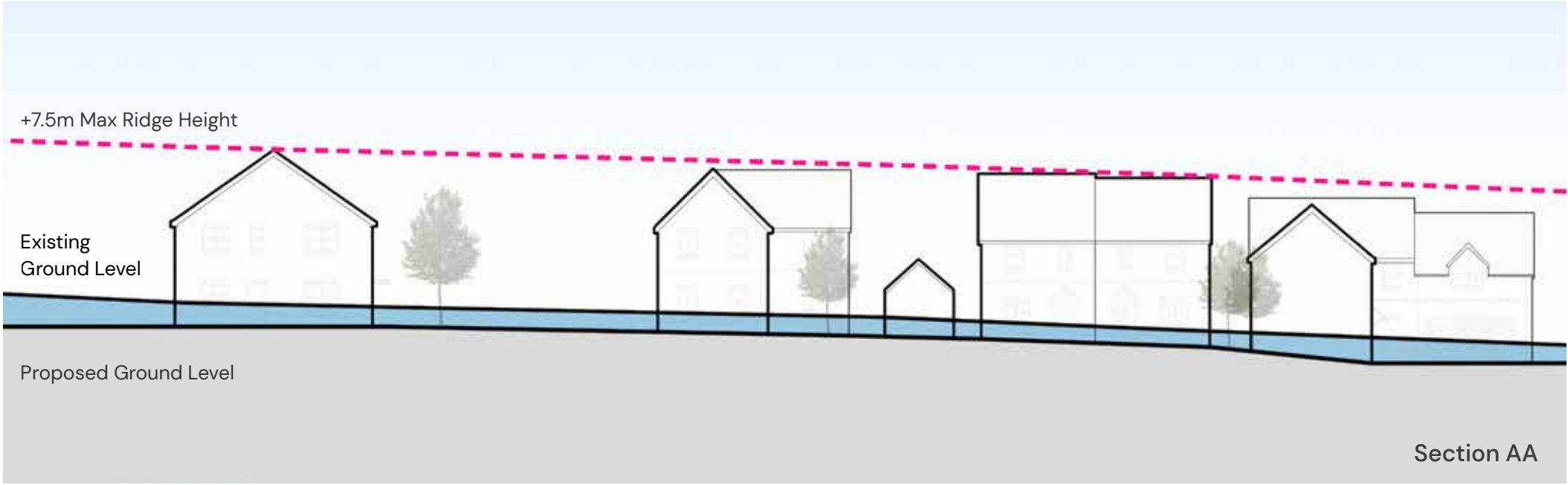
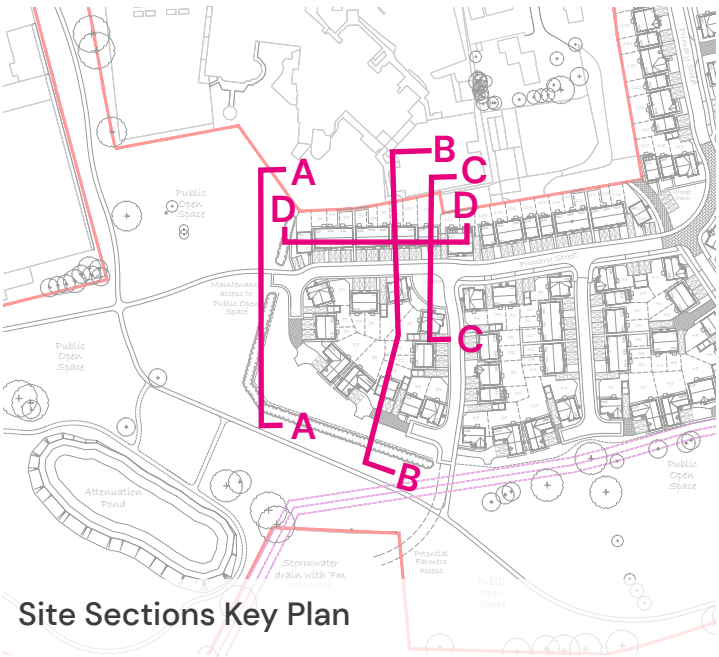
The existing topographic survey levels are shown (red) alongside the proposed levels (green).

This ensures that the ridge height for the proposed planning layout does not exceed the maximum parameter of +7.5m.



PROPOSED SITE SECTIONS

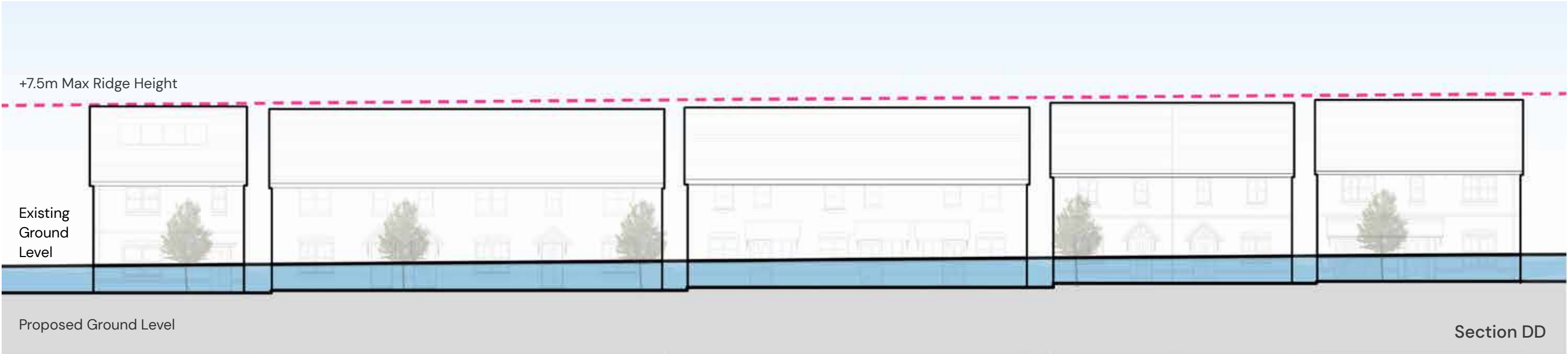
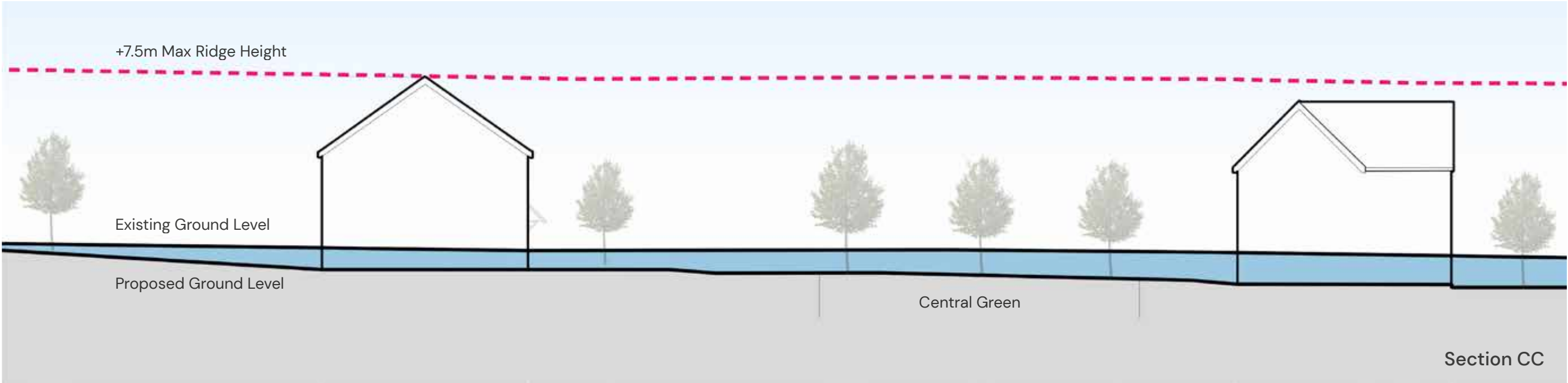
These key site sections have been produced to illustrate how the ground level will be altered to allow for the proposed house types to sit within the maximum ridge height parameter of +7.5m.



n.b. Sections not to scale

PROPOSED SITE SECTIONS (CTD)

n.b. Sections not to scale



MASSING VIEWS



VIEWPOINT 1 - EXISTING
View from the Spinney looking north west



VIEWPOINT 1 - MASSING
View from the Spinney looking north west

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4 The Courtyard
Church Street
Lockington
Derbyshire
DE74 2SL
T 01509 412652
E eastmidlands@pegasusgroup.co.uk

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