

St Mary's Presentation
24 November 2021

Summary

The proposal is to replace the existing cottage at 3 Arthur Road with 2 new houses meeting Church of England requirements for parsonages, together with alterations to the vehicle and pedestrian entrances and associated landscape works.

The key issues are:

- The effect on the character of the conservation area,
- The setting of the church and churchyard wall.

In particular:

- The greenness of the area,
- Views through and over the site of the church and wall.

Consultation

We have carried out 2 consultations:

- One with the parish and local stakeholders on 3 February 2021
- Another pre-application consultation with the local planning authority, their advice to us dated 29 July 2021.

To summarise the results of the consultation:

The parish and local stakeholders comments were many and included:

- Consider photovoltaic panels
- Support for timber frame construction
- Retain the hedge at the higher height
- Set the house further away from the roadside
- Make the roofs pitched roofs
- Are the windows large enough?
- Consider triple glazing
- Is there scope to plant more trees to soften the appearance?
- Consider bike storage in the shed to the rear.

The local planning authority supported:

- The principle of replacing the cottage with 2 new dwellings
- A contemporary design approach with timber cladding on the upper two floors
- Setting back the upper floors to preserve views of St Mary's spire
- The standard of accommodation
- The level of parking provision.

They had concerns about:

- Visual impact of the house close to Arthur Road
- Reduction in the hedge height
- The amount of vehicle hardstanding.

Design Development

In response we have:

- Moved the southern house away from the road
- Kept the hedge at the existing height
- Planted more trees
- Reviewed the window sizes and locations, they are now triple glazed
- Reduced the amount of hardstanding and increased the amount of planting.

Additionally:

- We are now proposing brick base and timber upper floors.

The design as it is now

- Houses are massed away from the view cone taking account of existing tree canopies
- Vehicle access is moved west to a safer place
- Pedestrian access is moved west and a new pathway formed to the churchyard.
- Houses are approached via a garden courtyard, from south or west
- The houses link together as a single building
- There is a separate access to gardens, rear and bike shed for both houses.

Timing

Subject to final comments we propose to submit for planning in December 2021.

Questions

How many trees are to be lost?

- 3 trees including a multi stemmed hornbeam and two yew trees, category B.

How tall is the building?

- 10m at the highest point.

Construction management?

- A construction management plan will be prepared post planning.
- There will also be a tree protection plan.
- Operations on site are estimated to last up to 12 months.
- There is no basement so there will be minimal earth movement.
- It is likely the building will be on mini-piles to avoid disturbing tree roots.

The forecourt will be permeable bound gravel.

Further questions are welcomed via St Mary's Church
