

PLANNING, DESIGN AND ACCESS STATEMENT ENCOMPASSING THE HERITAGE STATEMENT TO ERECT A DETACHED DWELLING, CREATE VEHICULAR ACCESS TO THE SOUTH OF THE PLOT WHICH WILL PROVIDE TWO PARKING SPACES AND ACCESS TO THE BURIAL GROUND AT:

**FORMER QUAKER GARDEN, BAKER STREET, AMPTHILL, MK45 2QE
FOR**

THE LUTON AND LEIGHTON AREA MEETING, RELIGIOUS SOCIETY OF FRIENDS (QUAKERS).

1. INTRODUCTION

1.1 This statement accompanies a full planning application submitted following receipt of the Planning Officer's comments in response to our Pre-Planning Application Ref: CB/17/02804/PAPC; we have now addressed the queries raised with the additional information supplied in this design statement and by our Landscape Architect's details.

1.2 The following statement examines the merits of the application in planning and environmental terms.

2. SITE DESCRIPTION & BACKGROUND

2.1 The site comprises a walled garden which has pedestrian access from the West side of Baker Street. The garden is flanked to the South by the Ossory Arms Public House's car park and to the North by the gardens of dwellings in Baker Street. To the West is the Quaker Burial Ground and beyond that is the Grade II Listed St Andrew's Hall. The garden is separated from the Burial Ground by a line of yew trees. Baker Street is a one-way street with vehicles driving from North to South.



A Quaker Meeting was first recorded in Ampthill in 1726. In 1755, a Meeting House was built in Dunstable Street. By the 1880s local meetings in the town had ceased and the Meeting House was eventually sold in the 1930s.



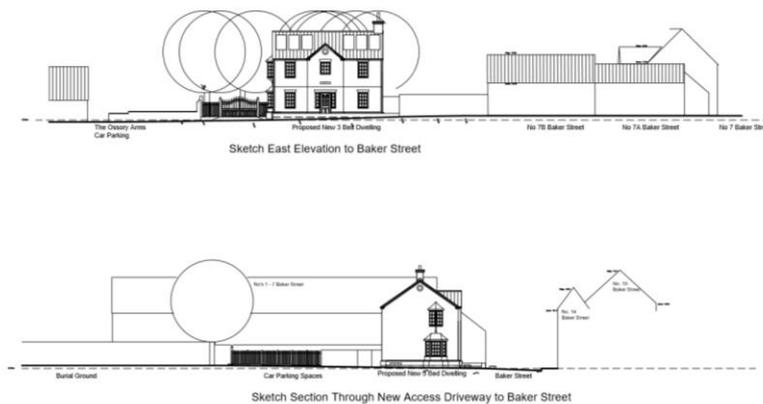
The Burial Ground to the rear of the former Meeting House is owned and maintained by Luton and Leighton Area Meeting, Religious Society of Friends (Quakers). The Burial Ground is of historical significance for Quakers and contributes to the heritage of Ampthill. The first recorded burial took place on 20 May 1755 and there are 134 burials. Area Meeting Trustees have allocated it as an 'open' Burial Ground for the scattering/burial of ashes. For many years, the garden area adjacent to the Burial Ground and fronting on to Baker Street has been leased to a

local person as an allotment. With this arrangement, access to the Burial Ground for visitors has been difficult. For many years, the Burial Ground has in effect, been isolated and kept from view.

The development of a single dwelling in the garden area provides opportunities to: provide a clear and direct access to the Burial Ground for visitors and for funerals; identify the Burial Ground with a plaque which displays information about the history of Quakers in Ampthill; improve the accessibility/attractiveness of the Burial Ground with one or two benches and a path; provide a much-needed modern family house.

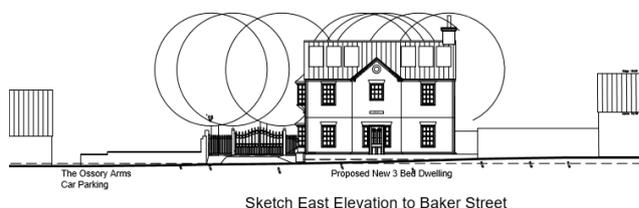
3. PROPOSALS

3.1 The dwelling will be a modest 103sqm three-bedroom house which compares favourably with CB design standards of 96sqm for a 3bed/5person dwelling and the garden area achieving 110sqm (excluding car parking spaces) with 60sqm in the design standards. The central entrance hallway leads to the kitchen and dining area and the lounge which has views to the front, Baker Street, and to the rear garden with views to the Yew trees and burial ground. The dining area will have a featured bay projection overlooking the Southern boundary that has the side access driveway. The featured hall staircase leads to the landing area and to three bedrooms with the master bedroom having an en-suite and a featured oriel window that looks to the Southern boundary.



The materials used for the dwelling will be sympathetic to the surrounding properties, having a good quality local facing brick with complementary brick details, soldier arches to window/door heads, corbelled brickwork, dog toothed dentil courses, verge courses and brick plinth, similar to the existing Ampthill Hall. Roof tiles to be clay plain tiles, windows to be timber sash double/triple glazed and timber doors, all painted white with metal gutters and downpipes.

In the design of the dwelling, we have tried to interpret a link to the Quakers by partly expressing the dwelling to have a meeting hall feel from the front elevation to Baker Street, reflected in Ampthill Hall off Dunstable Street, in the past under the ownership of the Quakers and an overall Georgian feel. We have tried to keep this Georgian feel to reflect the



properties along Baker Street and opposite the site with the eaves line above the window heads, we have looked at lowering the eaves line, as suggested by the Conservation Officer, but felt that projecting dormer windows at this level would not be in keeping with the surrounding two storey properties.



There are two single storey structures on either side of the plot, an outbuilding to the Public House and the other, 7A/7B Baker Street, looks like a converted annex built off the side of the two-storey dwelling on the corner of Baker Street with unattractive pebble-dash finish, not in keeping with the area.



It is proposed that the block paving to the two car parking spaces and the access driveway off Baker Street is constructed in permeable paving which is linked to a sustainable drainage system. Within an economic framework, at the building regulation stage it will be an objective to adopt technologies that address sustainability issues. This may mean the installation of solar panels to the pitched roofs, utilisation of roof drainage into water butts, water efficient fittings, utilisation of grey water, bird boxes, planter / hanging baskets.

Trees & Landscaping: - It is proposed that the line of the existing Yew trees on the Western boundary are retained, the trees are presently approx. 9m in height and would reach maturity at approx. 12m. It may be prudent that the trees undergo some form of maintenance in the way of pruning. The present proposals have moved the location of the dwelling away from the tree root zone of influence, so that the new foundations will have no effect on them. We have noted on the site drawing a reference to protection of the Yew trees during the construction process. Please refer to Steve Jowers Associates Ltd, Chartered Landscape Architects - Arboricultural Survey, Arboricultural Implications Assessment, Tree Protection and Landscape Proposals for the Site, copies enclosed with this application submission.

Ecology

Advice has been sought from Graham Bellamy of the Beds Swift Local Network, concerning swift activity in Ampthill. In common with other towns in the UK, the swift population has been declining. Since 1995, according to the RSPB, the swift population in the UK has declined by 38%. It is proposed to fit a swift nest box to the new dwelling, in order to attract swifts. Further advice on this matter will be sought from the RSPB/local bird enthusiasts.

As noted above, the location of the dwelling should have no effect on the existing Yew trees forming the western boundary and the re-siting of the dwelling, following Planning Officer feedback from the original 2016 application, has benefitted in the garden areas being substantially increased above the minimum requirement and should mean the gardens not being so overshadowed by the trees.

Archaeology: - An Archaeology Field Evaluation & Heritage Statement has been undertaken and submitted to the Council's Archaeologist Martin Oake who has confirmed via e-mail, 31/05/2017, that is satisfactory to submit this for any future planning application, a copy is enclosed with this application submission.

4. RELEVANT PLANNING HISTORY

- 4.1 The following planning history is considered to be relevant to the consideration of this application:-
- 4.2 Ref CB/16/00815/PAPC: Pre-Application submitted 4 March 2016: for two new dwellings, with the response that a single dwelling would be more favourably looked at provided it can address the sensitive location – 6 April 2016

Vehicles going along Baker Street will be doing so slowly due to parked vehicles and will be nearing the point where vehicles will be entering the flow of traffic from Saunders Piece or slowing down to turn into Saunders Piece. Drivers enter Baker Street from private drives will do so cautiously due to parked vehicles and the lack of visibility as the dwellings front the carriageway'.

The vehicular access has been located on the South side of the plot and is wide enough for a flow of vehicles. Vehicles will be able to leave the site in forward gear by having on site turning. The driveway will provide access to two parking spaces and access to the burial ground.

A visibility splay measuring 2.0m into the site from the Highway Boundary and parallel to the Highway has been provided as noted on the drawing 1705/15A. The splay will be required to be free of all obstruction above a height of 600mm measured from the adjoining carriageway. In this regard, the existing Eastern boundary wall is to be reduced in height to 600mm for the length of the new dwelling with the remaining removed to allow for forming the access into the site. The retention of part of the existing boundary wall, will be a positive contribution to the setting within the Conservation Area.

Cycle parking for the new dwelling is to be provided within the new shed. Location of refuse storage bins have been noted on the drawing and also collection point duly noted.

It is proposed that the block paving to the two carparking spaces and the access driveway off Baker Street is constructed in permeable paving which is linked to a sustainable drainage system, this design will be in conjunction with the necessary precautions to protect the existing yew trees, all as per Steve Jowers Associates Ltd details.

8. SUMMARY

- 8.1 Given that the site is in a sensitive location within the Conservation Area, we feel that the proposed new dwelling is considered to be of a high quality that retains the character and appearance of the existing properties within the Conservation Area and complies with Local and National policies.

We hope that you will agree that the proposed single dwelling: a) preserves and enhances the character within this historical part of Ampthill and b) helps to achieve the Quaker Charity's objectives to improve access to the Burial Ground and retain the Quaker link to the town's local history. We trust that you will recommend the application to your planning committee.