

# Bas Courtils

## Development Brief

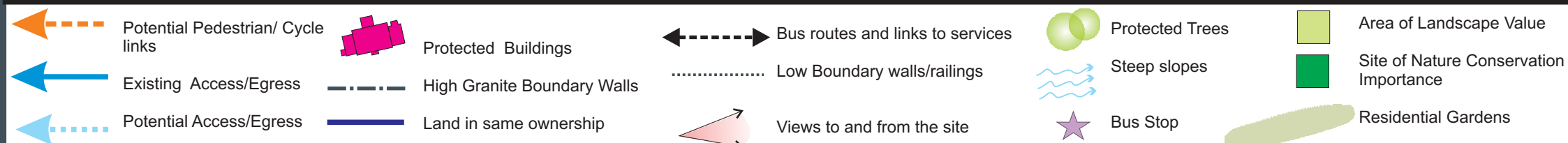
### Site Description

The site (approx 0.6 ha) is located off Les Bas Courtils Road, St Sampson and comprises a former orchard and vineyard (now substantially overgrown) together with a residential property which is currently unoccupied. To the rear of the house, there are two outbuildings in a parlous state of disrepair, whilst the setting of the main house is characterised by a green open frontage, set back from Les Bas Courtils Road.

The house and outbuildings are on the Protected Buildings Register and the site abuts Delancey Park to the north, an Area of Landscape Value and part designated as a Site of Nature Conservation Importance in the adopted Urban Area Plan. Delancey Battery, from which there are panoramic views across the area, is a Protected Monument.

### Site Assets

- The site has a strong undisturbed green setting.
- The site lies within a highly sustainable location, close to local services/amenities with good public transport and footpath links to the Town and the Bridge.
- The existing 2 storey dwelling on site and front garden walls/railings are worthy of retention. The outbuilding nearest the house is also worthy of retention but there is only a shell left of the second outbuilding.
- Mature trees at the entrance to the site, which enhance the setting of the house, are protected under a Tree Protection Order (PT 66).
- High granite boundary walls on the perimeter of the site provide privacy and a sense of enclosure and provide a buffer against residential gardens that avoids overlooking.
- South facing aspect and the topography of the site is a positive asset.
- There are important views into and out of the site and surrounding area (eg Belle Greve Bay, Delancey Battery, Delancey Park).
- There is the potential to improve roadside boundary walls and pillars.
- The site offers the potential to improve connectivity and permeability for pedestrian access to the neighbouring park, schools and local services.
- There is a parcel of land on the south east corner of the site comprising two dwellings, Fancray & Seaways, which is in the same ownership and could provide potential for improvements to traffic management and highways.



**Final Concept Statement**  
**May 2010**

Disclaimer: Plan for illustrative purposes only.  
Not to scale.

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May 2010

## Development Principles

**In addition to the submission of a Planning and Design Statement in accordance with Annex 1 of the adopted Urban Area Plan, all proposals will be required to meet the following key development and design principles:-**

### General

- In order to ensure that the site is developed in a comprehensive manner, any detailed planning application should relate to the whole of the site.
- Consideration will be given to the imposition of a Planning Covenant to ensure that the Bas Courtils Protected Buildings are restored and occupied concurrently with any approved development being constructed on the former orchard/vinery.

### Historic Context

- The Protected Building (including the lean-to structures) should be fully repaired and restored, with favourable consideration given to a sympathetic extension to the rear. It should be retained as either a single unit of accommodation (preferred) but in accordance with Policy EMP11 of the Urban Area Plan, the use of part of the house or the conversion of the outbuilding(s) for the purposes of a business carried out by the occupier, will in principle be supported.
- The principal 2-storey outbuilding should be repaired and sympathetically restored, preferably as ancillary accommodation to the main house and the potential to restore the second outbuilding should also be investigated.
- Boundary walls/railings should be retained and repaired/re-pointed where appropriate, particularly the original boundary wall separating the main house from the former vinery/orchard and the front garden wall and railings, which contribute to the sense of enclosure.
- Proposals should seek to retain as much as possible of the granite wall separating the former vinery and orchard.
- As the site lies within an area of known archaeological interest, the developer should undertake a preliminary desk-based archaeological assessment of the site, together with the digging of trial pits (in particular to the north and south of the existing house), prior to any construction work. A 'watching brief' should be maintained during the site excavations with all finds recorded and recovered.
- No new freestanding development will be permitted to the front or rear of the house in order to protect its historic setting.

### Landscaping/Views

- A comprehensive tree condition survey should be prepared to assess all trees on the site with a trunk in excess of 300mm in circumference.
- All proposals should be accompanied by a detailed landscaping scheme and maintenance programme which enhances the setting of the house, softens the impact of any new development by ensuring the development is well screened from properties to the south and east and augments existing boundary features, whilst securing the enhancement and future maintenance of the Protected Trees to the front of the main house.
- Proposals should respect the Area of Landscape Value and Site of Nature Conservation Importance to the north of the site with no development permitted within 9 metres of the northern boundary wall.

- It should be demonstrated, through the preparation of relevant sectional drawings, how important public views across the site, particularly from Delancey Park/Battery to Belle Greve Bay, will be protected and enhanced in the overall design and layout of the scheme.

### Built Form

- Subject to the provision of a satisfactory access from Les Bas Courtils Road, the former vinery/orchard could be developed in the range of 10-12 new dwellings. Alternatively, a sheltered housing scheme could be considered. However, any increase in numbers would be subject to the applicant demonstrating that there would be no greater traffic impact arising from this option. Any new development should reflect the scale and character of the surrounding built development, particularly the setting of the adjacent Protected Buildings.
- The new build should respect the amenity of surrounding residents, in terms of privacy /overlooking, by setting any new development back from the eastern and southern boundaries of the site. Any proposal, whilst taking full advantage of the site contours, should be constructed in a range of heights (ie 1½ to 2½ storeys).
- The new build residential should be predominantly 2 bed units to meet the needs of smaller households and should meet 'lifetime homes' standards in terms of internal layout, fixtures and fittings.
- Site coverage of the new build should be in the range of 25-30% on the former orchard/vinery area.

### Design

- The use of traditional, sustainable materials will be expected (eg. wood, brick/block render, granite, slates and pantiles) rather than upvc or hardwoods.
- The design and layout should respect the existing topography of the site and incorporate a mix of private and communal areas with opportunities taken to maximise energy efficiency, including solar gain.
- The introduction of innovative design solutions will be encouraged.

### Access/Parking

- A principal access should be formed off Les Bas Courtils Road through the centre of the site to serve both the main Bas Courtils House and the new build to the east on the former vinery/orchard site. This access should have a minimum width of 4.7 metres (including minimum 4 metre radii) for a length of 10 metres from the back edge of the footpath, allowing 2 vehicles to pass at the entrance, which can then reduce to a 3 metre width along the rest of the access road. The sightlines in the direction of oncoming traffic to the east must meet (or preferably exceed) the recommended 33 metre standard; this could involve works to the front and inner boundary walls and should ensure no adverse impacts on the Protected Trees.
- The existing vehicular accesses to Bas Courtils House and Seaways should be closed. Alternative vehicular access arrangements for these properties and for Fancray should be provided to the rear, served off the new access road.
- The new development on the vinery/orchard should accommodate car parking in the region of 1.5 spaces per unit (0.8 spaces per unit in the case of sheltered housing).
- All residential and visitor car parking associated with the main Bas Courtils residence should be accommodated to the rear of the property.
- Natural surveillance should be achieved in the layout design and parking should be strictly controlled along internal roads and in open areas.
- The future residents of the site should enjoy good connectivity and permeability in relation to pedestrian linkages to its environs, principally via the creation of private links with Delancey Park to the north and through the enhancement of existing private links to Les Bas Courtils Road.





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## Development Principles

### Legend

Pedestrian Movement	
New Main Access/Egress	
Protected Buildings Restored	
Restored/Repointed Granite Boundary Walls	
Orchard/Vinery Wall	
Improve Boundary treatment	
Sensitive Residential Amenity	
Bus routes and links to services	
Bus Stop	
Views to and from the site	
Preserved/ Enhanced Tree Planting	
Open Space	
Potential Development Area	
Land in the same ownership	
Closure of existing vehicular access	

### Final Concept Statement

May 2010

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