

DEVELOPMENT BRIEF

SITE AT PETITE FONTAINE
ST PETER PORT



ENVIRONMENT

A STATES OF GUERNSEY GOVERNMENT DEPARTMENT

August 2006

CONTENTS

INTRODUCTION	Page 2
POLICY CONTEXT	Page 3
THE SITE AND ITS CONTEXT	Page 5
The Site	Page 5
Context	Page 8
Landscape factors	Page 10
DEVELOPMENT GUIDELINES	Page 11
Access and traffic	Page 11
Landscape Strategy and Nature Conservation requirements	Page 12
Density and general form of development	Page 13
Layout of development	Page 13
Neighbour amenity	Page 17
Archaeological interest	Page 17
Building Control comments on roadside walls	Page 17
Services and infrastructure	Page 17
ANNEX 1	Parking standards – Extract from Urban Area Plan
ANNEX 2	Amenity – Extract from Urban Area Plan
ANNEX 3	Tree Survey Information including Tree Constraints Plan

INTRODUCTION

This Development Brief relates to an area of land at Petite Fontaine, St Peter Port, and has been formulated by the Environment Department in conjunction with Cresswell Cuttle & Dyke, architects. It provides guidance on how the policies of the Urban Area Plan (UAP) will be applied to produce an appropriate and beneficial form of development.

The site is currently being considered for residential development. A Preliminary Declaration has previously been issued in October 2003, in respect of the principle of residential development on the west part of the site. This remains valid until October 2006.



POLICY CONTEXT

Whilst individual policies of the Urban Area Plan should not normally be taken out of context, the policies that are particularly relevant to this site are listed in the table below. The policy reference should be used to find the appropriate policy in the UAP Written Statement. The table indicates the relevance of each policy to the site.

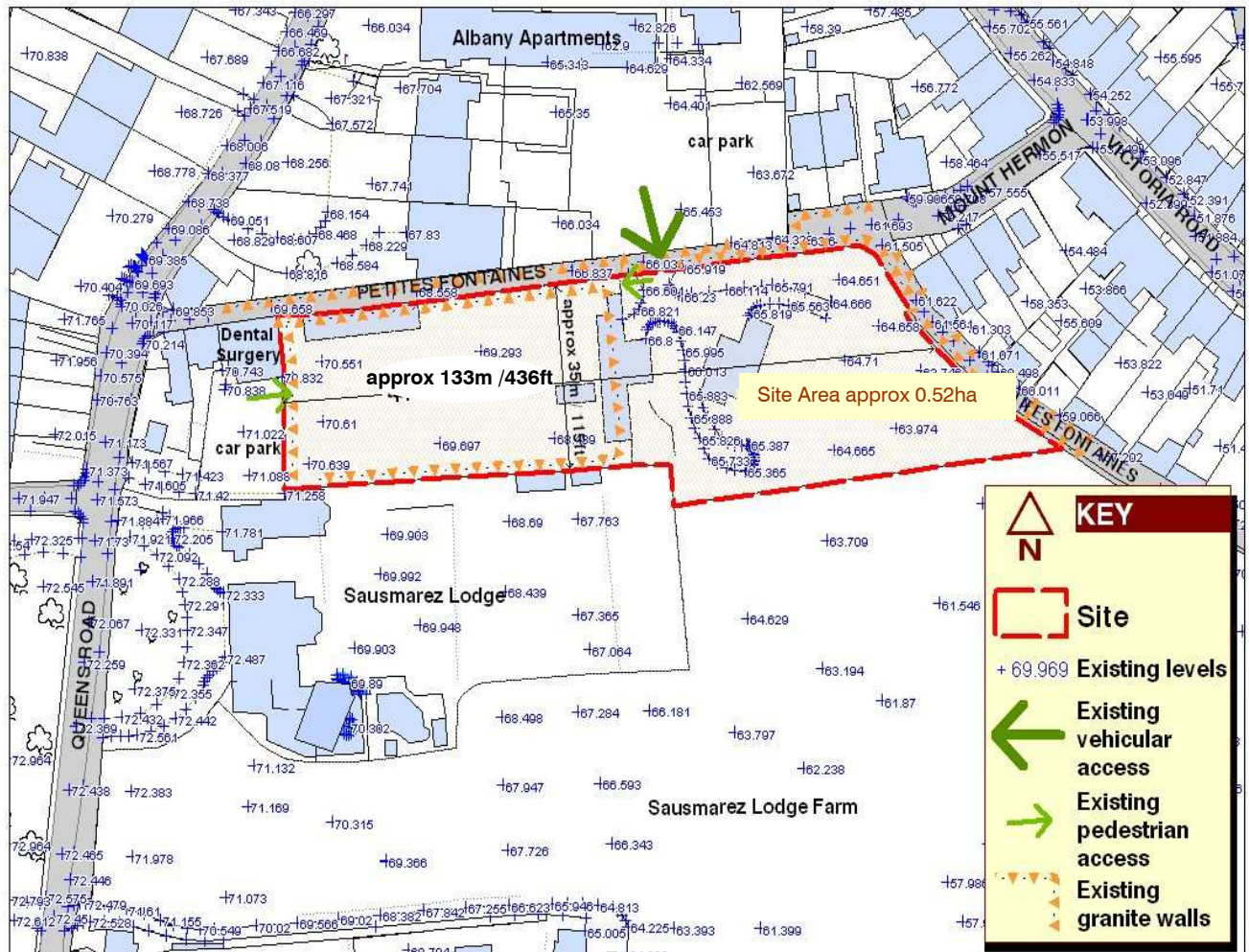
UAP Reference	Policy Relevance
GEN1	The proposed development will benefit the community by providing new dwellings and would be well related to the existing pattern of urban development, local facilities and transport links.
GEN2	This development brief provides guidance for the comprehensive development of the site.
GEN3	The new development should be in sympathy with and respect the landscape setting of the area. Some existing trees and hedges within the site and on boundaries are of landscape value and should generally be retained and protected.
GEN4	The quality of the built environment should be enhanced by the new development.
GEN5	The design challenge will be to deliver a high quality design solution which responds to the context of the site. Appropriate choices in terms of siting and layout of buildings, access and parking in relation to their surroundings, and in relation to the materials to be used, will be important considerations.
GEN6	The high granite roadside wall is a distinctive feature of local character which should be protected and maintained.
GEN7	The road network and services in the area will be able to cope with the new development, subject to density and achieving satisfactory sightlines for any proposed access. The Department will consider the need for a Traffic Impact Assessment to be carried out in conjunction with any planning application for development of the site.
GEN8	Adequate vehicular access to the site should be provided, and the opportunity should be taken, if practical, to provide a safe and convenient pedestrian route through the site.
GEN9	Adequate levels of parking and amenity space/outlook should be provided. Although the provision of parking and amenity space should normally comply with UAP Annexes 2 and 3, the guidance will be interpreted flexibly where this would result in a better development being achieved.
GEN11	The Department will take into account the need to, where appropriate, create opportunities for public enjoyment, such as suitably located and designed public or communal spaces.
GEN12	Care should be taken to ensure that the new development is not detrimental to the reasonable enjoyment of any adjoining properties, for example by virtue of significant overlooking or overshadowing.
DBE1	The development should achieve a good standard of overall design, in accordance with the general principles set out in Policy DBE1, and make a positive contribution to the urban environment.
DBE2	The development shall make a positive contribution to townscape quality in terms of layout, density, height, massing, architectural quality, materials and landscaping. Opportunities should be taken to create pleasant spaces and public views and to create a safe and attractive environment for residents and visitors.
DBE3	New buildings will be expected to generally conform to the height of surrounding buildings, in this case generally no higher than two storey with possibly some two and a half storey elements.
DBE4	The Department will require proposals to incorporate a comprehensive landscape scheme for public/communal areas and to help integrate the development with its surroundings.

Continued overleaf...

UAP Reference	Policy Relevance
DBE9	Having regard to the site constraints and the benefits that will accrue to the community through redevelopment of the site, there are no objections to the demolition of the existing building.
DBE10	The area is potentially archaeologically sensitive. Prior to any work commencing an opportunity for survey work and for trial trenches to be dug should be provided. A watching brief would be required during the construction phase.
HO1	The development will contribute to meeting the requirements for housing provision in the Urban Area.
HO2	The development must be of an acceptable standard in terms of design, density and amenity.
HO9	The development will significantly increase the number of housing units on the site.
HO10	The density of development will be constrained by height limitations, amenity and landscape considerations, parking and access requirements and the achievement of a satisfactory design which respects the surroundings.
HO11	The majority of housing provided should be suitable for smaller households (no more than two bedrooms per home - i.e. 4 habitable rooms or less).
HO12	The needs of the mobility impaired should be considered in the design of the dwellings.
CO3	The new development should be in sympathy with and respect the distinctive landscape features of the area.

THE SITE AND ITS CONTEXT

This Brief relates to a site at Les Petites Fontaines, St Peter Port, within a Settlement Area defined in the adopted Urban Area Plan (Review No.1) as approved by the States on 31 July 2002.



The Site

This site is located on a shallow ridge or promontory extending from the plateau area to the west, formed by the head of the Victoria Road valley to the north and east, and the tributary valley across the field to the South.

The area of the site is 0.52 hectares/1.286 acres/3 vergées 7 perch overall, and comprises two distinct areas of land, divided by a high granite wall and land level change running north to south across roughly the middle of the site.



The area to the west of that division is likely to have been the walled garden of the Queens Road villa, Saumarez Lodge, for much of the 19th Century and possibly through to the 1930s, after which it was probably used as a garden annex to the new house on the adjacent section of the site.



This part of the site has been neglected for some years, and lean-to glasshouses along north and east granite walls are derelict. These walls, up to about 4.0m high, are themselves a strong feature both from within the garden area and from outside. The west and south walls are lower, varying in height from about 1.5m up to about 3.0m high, although the south wall at its west end, little more than a metre away from the rendered north wall of an adjacent two storey wing to Saumarez Lodge, has been reduced to less than a metre high. The land has a gradual west to east fall in level.



Two pedestrian openings are currently the only access into this part of the site apart from an internal door from the garage in the east part of the site which connects internally to one of the derelict glasshouses.



The high granite wall on the north boundary separates the site from the adjacent Petites Fontaines, a single lane, one way street with one pavement on its northern side.

The main access to the site is from Les Petites Fontaines into the eastern section of the site.

The lower, eastern part of the site is dominated by the detached, two storey dwelling, “Petite Fontaine” built in 1939. It occupies a central position on that part of the site, surrounded by the remnants of a suburban garden and previously stately trees. The dwelling was orientated to take advantage of views to the south east.



Land between the existing garage / outbuilding (built off the dividing wall) and the dwelling has recently been hard surfaced as a driveway & parking area, covering about one third of the eastern section of the site.



Land levels fall across the site towards the south east, steepening at its south eastern end towards the open meadow land to the south.

Due to the steep slope of Petites Fontaines road adjacent to the north and east, this part of the site is up to 3.0m higher than the public highway on its north-eastern and eastern boundaries where high granite boundary walls retain the site above the road. It is likely that these walls are some of the oldest around the site, and, although they have been repaired and modified in various places, they are a very distinctive feature. Environment Building Control comments regarding these walls (see page 17) should be carefully noted in this respect.



Context

The site lies within the edge of the Upper Urban Plateau landscape area, a sub-zone of the South-eastern Plateau landscape character area. This local landscape area, crossed by Queens Road and Kings Road and extending to Ville au Roi, is characterised by mature trees in the large gardens of substantial Regency/Victorian villas. As well as defining the ambience of the immediate locality, the trees are also valuable in providing the impression of a wooded backdrop to many views from within and across Town.

Land adjacent to the north, east and west of the site is designated as Conservation Area within the Urban Area Plan (UAP). Many of the properties within the Conservation Area are Protected Buildings, listed in the Register of Ancient Monuments and Protected Buildings. Residential development within those areas is typically two and two and a half storey in height, with some larger properties standing to the west of Queens Road.



Immediately to the north of the site, on the other side of Petites Fontaines road, is a former hotel, now converted and extended to provide a complex of residential apartments.



To the rear (east) of that complex, an associated parking and circulation area is accessed from Petites Fontaines close to the subject site's main access. A recent development comprising a terrace of two and a half storey dwellings with access across the parking area and from Victoria Road sits to the north east of the apartments.

Adjacent to the west of the site is a traditional one and a half / two storey, granite building housing a dental practice. The car parking and circulation area associated with that practice shares its west boundary with the subject site. A pedestrian access exists between that parking area and the site.



To the east of the site a two and a half storey terrace of scheduled dwellings stands gable-on to Petites Fontaines at a lower level than the site, with frontage stepping down Mount Hermon towards Victoria Road. The high boundary walls of the north east corner of the site stand squarely at the top of the hill in views of the site approached up Mount Hermon.



To the south of the site lies generally open land, part of which extends towards Government House. Fields to the east are recognised by the UAP as falling within an Area of Landscape Value. Land levels fall away to the south and east offering impressive views across meadow land to the St Peter Port townscape, with glimpses of the sea beyond.



Conversely, the site is partly visible from various areas in St Peter Port and development on some parts of the site would be in a skyline setting. The remainder of the southern boundary is common to the gardens and buildings of Sausmarez Lodge, a substantial, scheduled dwelling fronting onto Queen's Road.



In general, historic granite walls in the area, both surrounding and within the site, make a significant contribution to the character of the area.



Landscape factors

Because of its prominent location on the edge of the Plateau landscape, existing (and potential) trees and buildings on the site are effective in forming a sense of enclosure to the long sweeping lines of Petites Fontaine and the adjacent valley field (part of an Area of Landscape Value) and the built-up areas of Victoria Road/Mount Hermon.

Within the overgrown walled garden there are many young trees, predominantly self-seeded Sycamores and Ash trees (refer to Annex 3 - tree survey). Although some of these trees are too close to each other or to the boundary walls to ever become good specimen trees, there are many which have the potential to become significant features if retained within any development.

The more open eastern part of the site has more substantial trees around the edges, particularly to north and east. The trees include several mature Evergreen Oak pollards near the existing entrance, as well as Beech, Lime and Sycamore (Refer to Annex 3 – tree survey). Although several of these trees have been adversely affected by inappropriate tree works in the 1990s, with careful remedial work they are capable of being restored to survive as valuable features for many more years. Some younger trees also have potential to mature into good specimens.

A preliminary tree survey has been carried out, and is included at annex 3, together with an accompanying plan indicating approximate tree locations.



DEVELOPMENT GUIDELINES

Access and Traffic

Petite Fontaines is presently one-way eastwards. Vehicular access to the site will be from Petites Fontaines, subject to achievement of satisfactory access design, including provision of adequate sightlines in the direction of oncoming traffic and also subject to fully satisfying the Environment Department that appropriate access design requirements can be satisfied without substantial detriment to the character of the area. That is without major disruption to the existing high granite roadside wall. The main point of access to the site should be in the vicinity of the existing access opening.

The general provision of access, parking and garaging (if proposed) shall be carefully considered in order to respect the overall character and interest of the site. Vehicular access within the development shall be of minimum width commensurate with the safe passage of traffic and shared surfaces whilst pedestrian priority should be used where it is practical to do so.

It should be noted that currently Petites Fontaines is, technically, “substandard” purely in terms of meeting normally required minimum widths for traffic flow. Furthermore, the relatively narrow footpath on Petites Fontaines is used as a school access and pedestrian route. Whilst it is appreciated that this is an existing situation, care must be taken in any design to maintain safe public thoroughfare and these factors will be relevant in gauging what scale and density of development may be permissible in terms of potential intensification of use of the road by traffic associated with the site.

There may be scope within a design for the site to provide pedestrian access through the site between the west and south east ends of the site. (see Layout of development illustrations). In this respect, the design of any pedestrian access / egress onto the upper part of Petite Fontaine would need to be considered in detail to ensure public safety. Alternatively, or perhaps even in addition, the developer should investigate the option of public pedestrian access through the existing pedestrian gateway at the western end of the site.



Landscape Strategy and Nature Conservation Requirements

Existing trees on a development site can be a major asset, providing for example, an immediate appearance of maturity. However, excessive retention of trees can also be an undue constraint on the development of a site and potentially detract from the amenity of subsequent occupiers.

The plan and table attached at Annex 3 illustrate a survey of existing trees, their type, viability and relative importance. Areas of protection required if those trees are to be retained are defined within that annex.

The constraints (both roots and above ground) posed by existing trees are plotted on the tree constraints plan (TCP) within this Brief. It will be noted that none of the existing trees within the site are of sufficiently high quality or value as to dictate any design or layout, although many are worthy of retention. The TCP should therefore be used to inform site layout design.

Areas where new structural planting could provide the greatest benefit are also indicated on the TCP, and where possible should be incorporated into the site layout design.

Existing trees and planting should also be reinforced by additional planting in certain areas. In this respect a comprehensive, high quality scheme of landscaping will be required for the site presenting positive enhancement of the general locality as well as contributing to the creation of pleasant living spaces within the site. Such a scheme should refer to areas of protection for existing trees as defined in Annex 3.



Density and General Form of Development

The density and form of development shall be designed to assimilate with the overall character of the surroundings, and having regard to the access and traffic considerations outlined above. New buildings are expected to be generally two storeys in height but possibly incorporating some two and a half storey elements. Any proposal for development in skyline views as well as tree protection and enhancement in such views, should be sensitive to its contribution to the St Peter Port townscape.

The majority of accommodation provided should be no more than two bedrooms per home (i.e. 4 habitable rooms or less).

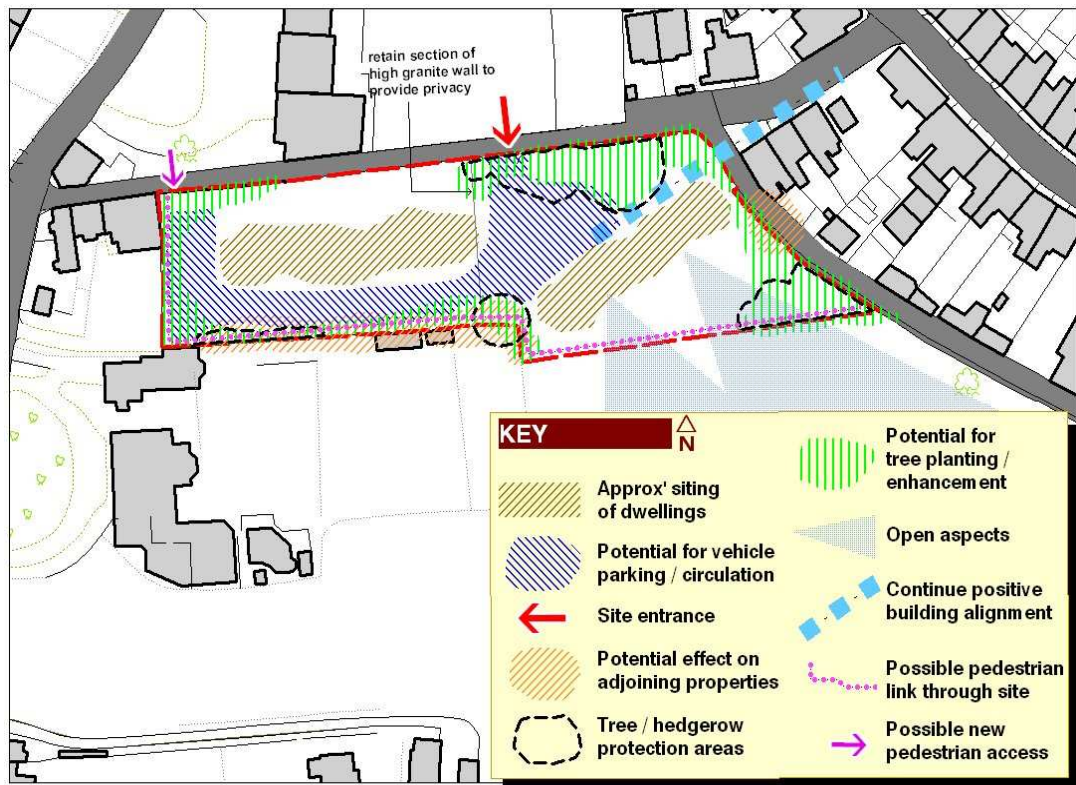
Adequate amenity space/outlook and parking shall be provided within the development to conform to normal standards (see also in this regard relevant extracts from the Urban Area Plan at Annex 1 and Annex 2 of this document).

Layout of Development

The site is located between Urban Conservation Area and an Area of Landscape Value. Any proposed layout for development must be carefully designed to create a high quality residential environment which demonstrates sensitivity to this context, reflecting surrounding development patterns where possible and making beneficial use of the site's natural and built features. For example, there is potential for any development of the eastern section of the site to benefit from outstanding amenity aspects to the south east. Similarly historic granite walls surrounding and within the site make a significant contribution to the character of the area. These should be retained as much as is practicable while allowing for development of the site. In order to ensure their structural stability and capability to withstand any proposed development, a potential developer will be required to undertake a thorough investigative survey where such walls are to be retained and to propose any remedial measures deemed necessary as part of the development scheme. An example of where this might apply is within the former walled garden forming the western area of the site which offers potential for contained, high quality living spaces. (See also Building Control comments on page 17.)

Access, parking and garaging (if proposed) shall be carefully considered to respect the overall character and interest of the site. The provision of appropriate pedestrian routes through the site will be encouraged. (See Access and Traffic above.)

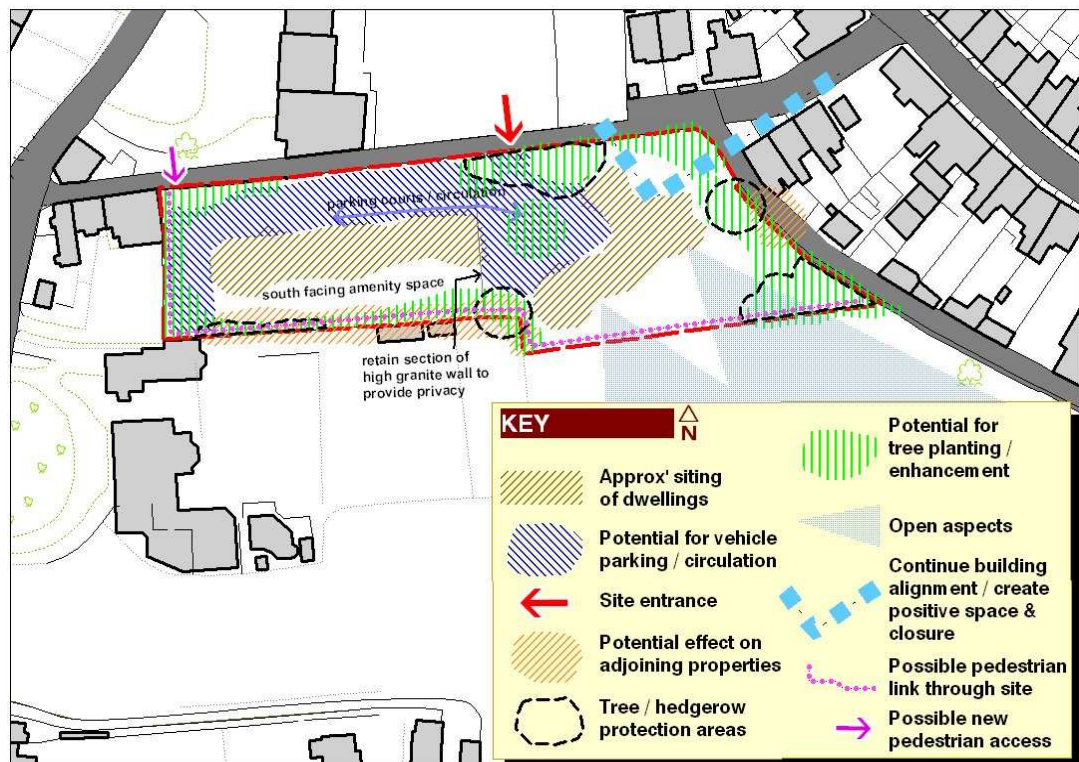
There are several ways in which an appropriate development of this site might potentially be achieved in a context-sensitive manner. Three possible options are outlined in the following diagrams by way of example.



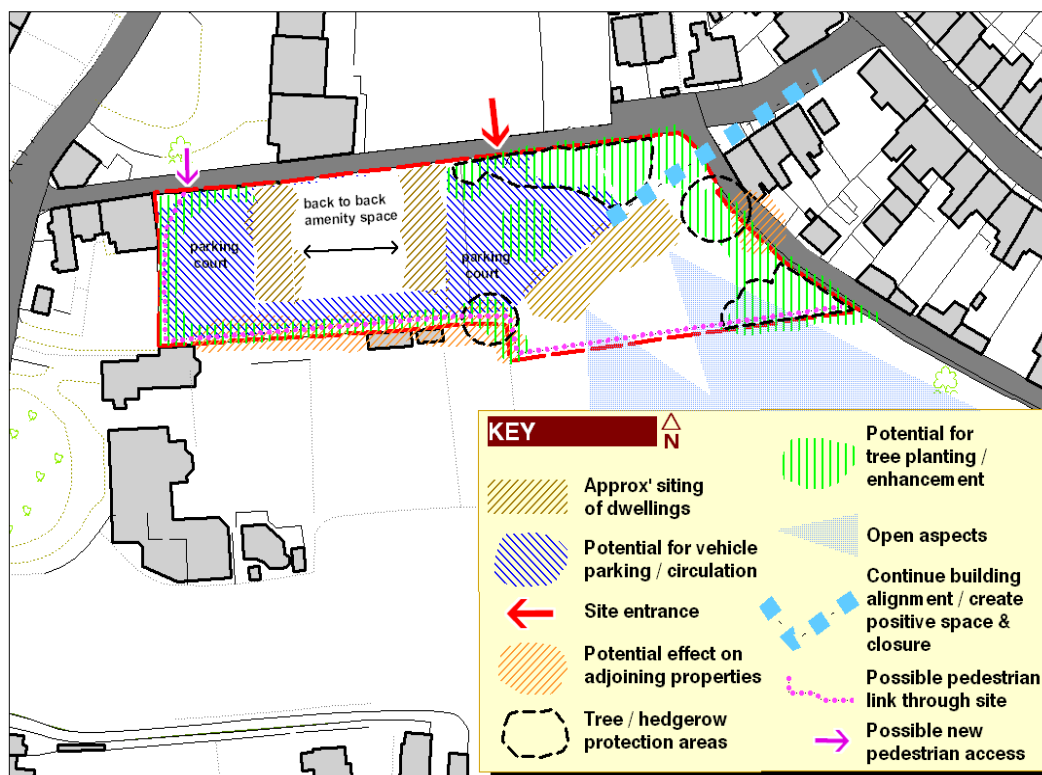
- East area of site developed as a row of dwellings responding to the positive alignment of Mount Hermon below
 - could be virtually “gable on” to road subject to engineering feasibility*.
 - would involve loss of roadside tree.
 - parking area to front
 - takes advantage of south east amenity aspects

*(please note Building Control comments on walls set out on page 17)
- West area of site developed as a row of dwellings orientated with east to west ridge line
 - section of high granite wall retained for privacy to amenity areas.
 - private amenity space between rear of dwellings and high granite wall
 - parking / circulation between dwellings and south boundary

(alternatively parking could be constrained to one end of row of dwellings & pedestrian access to houses provided offering potential for south facing amenity areas).



- East area of site developed as a row of dwellings with northward projection / extension. Again main alignment responds to the positive alignment of Mount Hermon below but in this option the northward projection, along with northern boundary trees, would provide some “closure” of view looking up Mount Hermon
 - mature tree on east boundary retained.
 - parking court / circulation formed by building & retained section of high granite wall.
 - some existing trees on northern boundary lost
 - takes advantage of south east amenity aspects
- West area of site developed as per option ONE. However:
 - parking court now between front of houses and high granite wall on roadside to north (links to east parking / circulation areas).
 - south facing private amenity space between rear of dwellings and south boundary
 - section of high granite wall retained for privacy to amenity areas



- East area of site developed as a row of dwellings responding to the positive alignment of protected houses on Mount Hermon below. However – east gable set further back from road than “ONE”
 - trees on east and north roadside boundaries retained.
 - parking court / circulation formed by this building & front of building to west.
 - takes advantage of south east amenity aspects
- West area of site developed as two parallel rows of dwellings – ridge orientation north to south.
 - parking court for east facing houses shared in cohesive space to east.
 - back to back private amenity space between rears of dwellings.
 - Private parking court to west of dwellings adjacent to dental practice parking

Note: These examples of possible layouts are not intended to be prescriptive or exhaustive and do not explore all options for, or constraints on the development of this site. For example it may be possible to reuse / extend the existing building on the east part of the site. Similarly, this brief has not explored any potential for the use of underground parking to serve the site as consideration of any such possibility would first require thorough investigation of land and road engineering aspects as well as contemplating and resolving the potential for significant detriment to the character and amenity of the area.

Neighbour Amenity

The development shall be carefully designed to protect the amenities that occupiers of adjoining residential properties might reasonably expect to enjoy. Particular care will need to be taken regarding the relationship of new development to existing properties adjoining the site.

Archaeological Interest

The area of land within the site lies 300m north of the major settlement centred around the area that is now Acorn House / Pres au Puits on Kings Road and as such is potentially archaeologically sensitive. At an early stage, and certainly prior to any development work commencing, it is recommended that the States Archaeology Officer be given the opportunity to carry out a non-intrusive survey (e.g. geophysics). Depending on the results of this survey, trial trenching may need to be carried out to determine the nature of any features that become apparent. This is likely to be followed by a watching brief during the construction phase.

Building Control Comments on roadside walls (east Petites Fontaine / Mount Hermon)

The general condition of the wall is poor. Much of the wall is acting as a retaining wall where it was actually built as a lining wall.

The section above Mount Hermon just before the bend has a section that is bulging and badly cracked. Beyond that the wall is leaning. Beyond the bend the wall is bulging quite badly and just a bit further along tree roots are causing the wall to bulge. Just beyond the bulge is a section that has been completely rebuilt over a section of 5 metres.

The wall is in poor condition and, if rebuilt, it should be designed as a retaining wall capable of holding back the soil and tree loading. Consideration should also be given to the proximity of any proposed housing to the wall.

Services and Infrastructure

The site is situated outside the Water catchment area. Aspects relating to the design of the foul drainage system and potable water supply to serve the development should be discussed by the prospective developer with Guernsey Water at an early stage. Foul water drainage should also be discussed with the Public Services Department at an early stage. The water supply network may need to be reinforced.

If oil is the preferred option for heating purposes, then any oil installation must fully comply with Guernsey Water's "Guidelines for Oil Tank Installations" and Building Control regulations. If a communal oil tank is to be installed either above or below ground, then Guernsey Water will require detailed plans of the installation which should include full specifications of the tank to be installed and full details regarding the installation method.

All plumbing which uses the Public Water Supply must fully comply with "The Water Byelaws (Guernsey) Ordinance, 2003. A Permit will be required from Guernsey Water under the "States Water Supply (Prevention of Pollution) Ordinance, 1966" and "The Prevention of Pollution (Guernsey) Law, 1989".

ANNEX 1

Extract from UAP – PARKING STANDARDS

Parking standards

The parking standards apply to both new build and change of use applications. They are not inflexible. Variations will be allowed depending on the individual characteristics of each site. The criteria for assessment will include:

- the built environment
- on street parking capacity and proximity to public car parks
- access and amenity implications for other residents
- highway safety
- type of development proposed
- accessibility to the Central Areas by foot or bicycle
- level of public transport provision

All floor area relates to gross floor area (GFA) or, where stated, public floor area (PFA). Policies GEN9, HO4, EMP3, 6, 7, 11, 13, 14, and 15, CEN1 and 6, and SCR6 of the Plan refer specifically to parking standards.

Type of Development	Standard Required	
	Central Areas	Rest of Plan
HOUSING		
Less than 3 habitable rooms	Assessed on merits	1 space per dwelling
3 to 4 habitable rooms	1 space/dwelling	1 space/dwelling allocated to the dwelling plus 1 space per dwelling in the form of adjacent communal parking
5 to 6 habitable rooms	1 spaces per dwelling allocated to the dwelling plus 1 space per dwelling in the form of adjacent communal parking	2 spaces per dwelling allocated to the dwelling
Above 6 habitable rooms	2 spaces per dwelling allocated to the dwelling plus 1 space per dwelling in the form of adjacent communal parking	3 spaces/dwelling allocated to the dwelling.
Sheltered housing	8 space/10 dwellings (of which at least 1 space/2 dwellings to be provided as adjacent communal parking) + 1 space for warden	8 space/10 dwellings (of which at least 1 space/2 dwellings to be provided as adjacent communal parking) + 1 space for warden
Hostels and residential establishments	Assessed on merits	1 space/3 occupants
RETAIL		
Shops	Assessed on merit	1 space/20 sq metres
Public houses/ Restaurants	Assessed on merit	1 space/8 sq metres PFA
OFFICES		
Professional services	Assessed on merits	1space/ 70 sq. metres
Other offices	1 space/100 sq metres	
INDUSTRIAL PREMISES		
General developments	Assessed on merit	1 space/50 sq metres
Wholesalers	1 space/25 sq metres up to 200 sq metres and 1 space for every succeeding 30 sq metres	1 space/20 sq metres
Distribution warehousing	1 space/50 sq metres	1 space/50 sq metres

OTHERS		
Hotels	1 space/bedroom and provision for restaurants, bars, function rooms	1 space/bedroom and provision for restaurants, bars, function rooms
Function Rooms	Assessed on merit	1 space/4 sq metres PFA
Cinemas/ Theatres	Assessed on merit	1 space/30 sq metres PFA
Churches/Halls	Assessed on merit	1 space/20 sq metres PFA
Medical Health Centres	4 spaces/consulting room plus 1 space/2 staff members	4 spaces/consulting room plus 1 space/2 staff members
Others (not specified)	Assessed on merit	Assessed on merit
SPECIAL NEEDS - parking spaces for disabled people		
Employment premises	1 space where total space is 10-20 2 space where total space is 20-50 5% of total spaces, where total is 50-200 2% plus 6 spaces, where total is 200+	
Retail, Recreation Community and Education	1 space where total space is 10-20 2 space where total space is 20-50 6% of total spaces, where total is 50-200 4% plus 4 spaces, where total is 200+	
CYCLE PARKING		
Cycle parking provision will be sought in conjunction with new developments, both for employees, and the public as appropriate. For retail, commercial and industrial premises, as well as places of assembly it is recommended that one secure (loop type) cycle parking stand be provided for every 10 car parking spaces. A higher level of provision may be appropriate for facilities likely to attract a high number of trips by cycle. All long stay cycle parking (ie. that provided for residents or employees as opposed to shoppers, users of leisure facilities, etc) should be both covered and secure where this is practical and possible. Where spaces are to be provided for customers, visitors or the public, these should be located in a convenient location with good visibility. The standards relate to "Sheffield" racks (or similar).		
PFA	- public floor area.	
Communal parking	- provision within the proposal dedicated to the development concerned.	

ANNEX 2

Extract from UAP – AMENITY

What are residential amenity guidelines?

They are flexible guidelines to ensure that residential development provides the occupants with a satisfactory quality of living environment.

Policies HO7, HO9, EMP2 and SCR6 of the Plan refer specifically to 'residential amenity'. Several other policies refer to the more general concept of 'amenity'.

You will note that no rigid standards are set. This is because the IDC believes that the imposition of strictly enforced standards does little to encourage innovation and often results in bland, regimented developments taking place. All cases should be treated on their individual merits with, of course, full reference to the policies of the UAP and to the characteristics of the site and its surroundings.

For example, an upper floor flat in the centre of Town will not normally be able to achieve the same level of amenity as a large detached family house on the edge of Town. Similarly, a dwelling resulting from a conversion or change of use of a building not originally designed for residential use would not be likely to have the same level of amenity provision as a purpose built dwelling. The location, original design of buildings and the density, urban grain and general form of neighbouring developments all have a significant bearing on the scale and nature of amenity provision for any given dwelling.

The lack of specified standards does not mean that the IDC will tolerate poor development forms with insufficient amenity space nor those that would result in unacceptable overlooking, overshadowing or loss of outlook. These guidelines will help to ensure that new developments are planned and built to offer a comfortable and healthy living environment without harming the amenities of neighbours.

The amenity objectives

Amenity objectives relate to those basic conditions that can make life more pleasant for occupants of housing. The IDC has specific objectives relating to; - privacy, outlook, open space, and daylight.

Privacy

Privacy afforded by habitable rooms and in particular, main living rooms and private sitting-out areas should be protected from other dwellings and from people using public areas. This can usually be achieved through good design principles.

Outlook / Open Space

All forms of housing should have easy access to some form of open space. This may take the form of a garden, balcony or, particularly in the case of flats, a pleasant outlook. A combination of these may also be acceptable.

Walled patios or private courtyards may be considered where there is only limited space available.

The availability of nearby informal recreational areas may be taken into account when looking at the suitability of open space provision, particularly in the case of flats in the Central Areas.

Daylight

All dwellings should be able to receive an adequate amount of daylight within habitable rooms. It is also important that new developments do not result in insufficient daylight for existing dwellings.

The IDC does not, however, expect all dwellings to have rooms that receive direct sunlight, although attempts should be made to try and ensure that a principal room, garden, balcony or communal open space can receive direct sunlight, if at all possible.

How can the objectives be achieved?

The easiest way to comply with the amenity objectives is to ensure that the design and layout of the building itself incorporates sensible measures to provide and protect the amenities of occupiers and neighbours alike. This is known as a 'design solution' and should always take preference over less satisfactory ways of achieving the objectives such as screen fencing or simply placing buildings a minimum distance from each other.

There are various ways in which the objectives can be met, with the most appropriate option being determined by the particular site characteristics and the surroundings. It may be the case that a combination of measures is required or even an innovative solution to overcome a unique problem. Given below are some of the more common methods of securing the amenity objectives through design solutions; -

- Direct views of the habitable rooms and private open space of neighbouring dwellings can be avoided by the careful location and orientation of habitable room windows and balconies.
- Adequate 'interface' distances, increasing the distance of windows and doors from boundaries, screening or high-level windowsills can be used where capable of being integrated in the overall design. The use of obscure glazing alone to achieve privacy will not, normally be considered to be acceptable.
- Locating active areas such as play equipment and pools away from the habitable rooms of neighbouring dwellings, and ensuring that quiet areas such as bedrooms are located away from potential sources of noise can reduce disturbance.
- It will usually be possible to ensure that garden areas and at least one main window receive sunshine during at least part of the day and that new developments do not result in permanent shade.
- Gardens will be more private if they are situated to the rear or, where appropriate the side of the dwelling.
- Well designed and generously proportioned interiors with a pleasant outlook can sometimes compensate for limited outdoor amenity spaces and vice versa.
- The orientation and internal layout of individual dwellings can help to maximise the amount of daylight within habitable rooms as well as helping to achieve an adequate level of privacy.
- Developments involving flats should include secure, covered storage facilities and enclosed refuse storage within the grounds. Such facilities should form part of the integral design of the development.

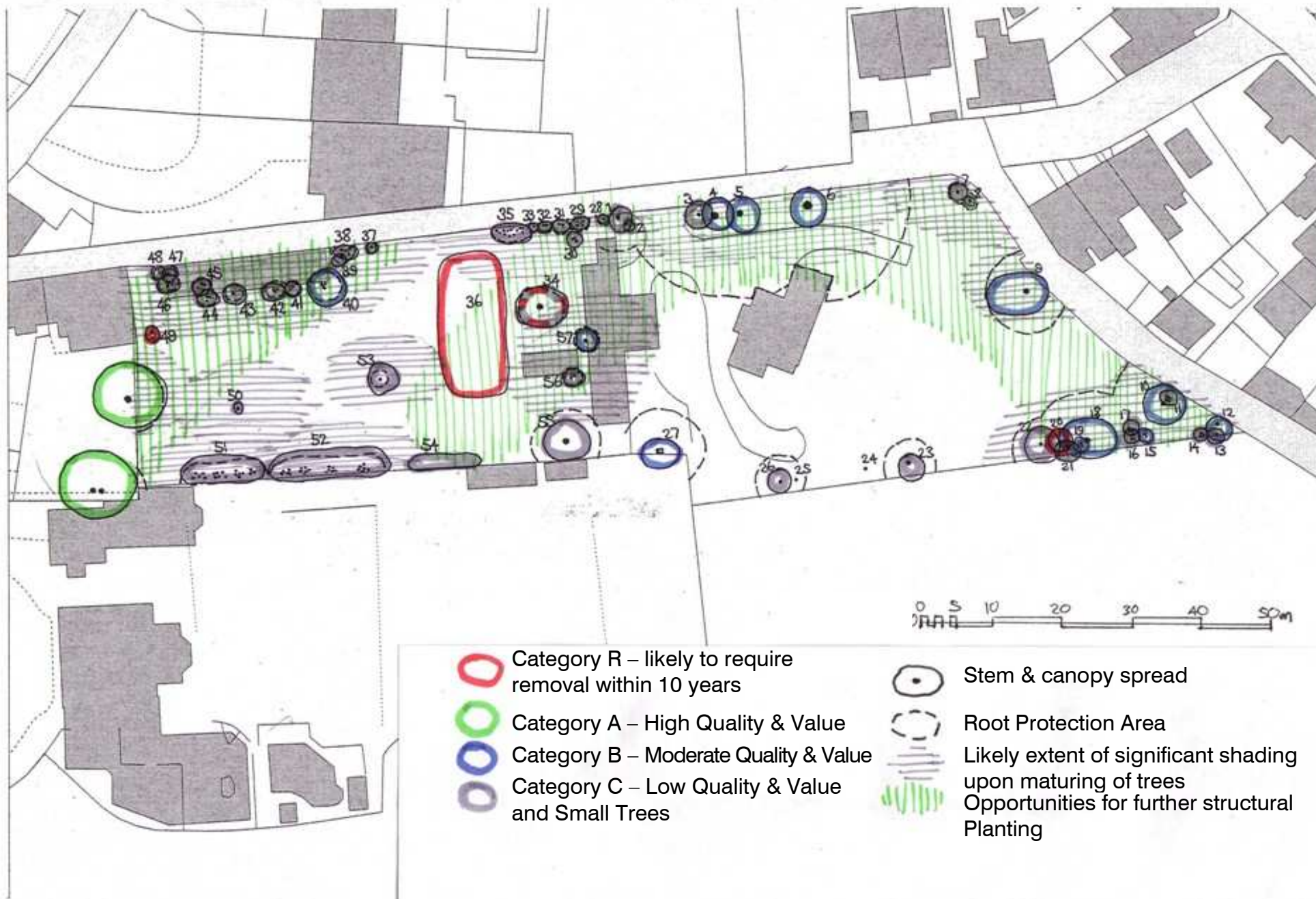
End Note

These amenity objectives should not be taken out of context. Instead, they must form an integral part of the thought process behind all residential development schemes if they are to be successful.

Innovation and novel design solutions will be encouraged in order to achieve the various objectives without resulting in bland, uniformity of development.

If you are planning an extension to your home, it may be helpful if you talked through the proposals with your neighbours first, in order to iron out any potential amenity conflict.

Officers of the IDC will be happy to offer advice and guidance on your proposals, before you submit an application for planning permission.



NOTE: before any design work is commenced, this survey should be confirmed by a careful field re-assessment to check, in particular, the location and condition of all trees.

TREE CONSTRAINTS PLAN

Tree Survey Schedule, Land at Petites Fontaines

	Species	Height (metres)	Stem diameter (mm)	Canopy spread (metres)	Height of crown clearance (metres)	Age class	Condition	Preliminary recommendations	Estimated remaining years	Category
1	Fraxinus excelsior (Common Ash)	5	400	N 1 E 2 S 2 W 1	1	young	fair: many co- dominant forks	May damage adjacent wall: consider for removal	>40	C
2	Fraxinus excelsior (Common Ash)	3	50	N 0 E 1 S 1 W 0	1	young	Good	Retain, no pruning needed	>40	C
3	Ilex aquifolium (Holly)	6	200	N 2 E 2 S 2 W 2	0	middle - aged	Fair: short extensions, sparse foliage	Retain, no pruning needed	10 - 20	C
4	Quercus ilex (Evergreen Oak)	10	1000	N 2 E 3 S 3 W 1	1	mature	Fair: pollarded at 2m, 3m, and 7m. Bracket fungus on N side at base	Retain, but check fungus and pollard branch unions for safety	20 – 40?	B
5	Quercus ilex (Evergreen Oak)	10	800	N 2 E 3 S 3 W 2	1	mature	Fair: pollarded at 7m, also with big cuts at base with many epicormic shoots. Some (compartment alised?) decay at old cuts	Retain, but check pollard branch unions for safety	>40	B

Tree No.	Species	Height (metres)	Stem diameter (mm)	Canopy spread (metres)	Height of crown clearance (metres)	Age class	Condition	Preliminary recommendations	Estimated remaining years	Category
6	Quercus ilex (Evergreen Oak)	8	1200	N 2 E 3 S 3 W 2	0	mature	Fair: pollarded at 0.5m, 1.5m, 2m, 2.5m, 6m with many epicormic shoots. Some (compartment alised?) decay to lower old stumps	Retain, but check pollard branch unions for safety	>40	B
7	Ulmus sarniensis (Guernsey Elm)	4	75	N 1 E 1 S 1 W 1	1.5	young	Good, with straight stem	Retain, if at least 1.5m from top of retaining wall	Probably <10, as Dutch Elm Disease is likely	C
8	Ulmus sarniensis (Guernsey Elm)	3	30	N 0.5 E 0.5 S 0.5 W 0.5	1	young	Good, with straight stem	Retain	Probably <10, as Dutch Elm Disease is likely	C
9	Fagus sylvatica (Beech)	18	500	N 3 E 3 S 3 W 6	6 (with some small epicormic shoots on stem)	middle aged	Fair: straight sound stem, but with some stags-heading	Retain	>40	B
10	Tilia platyphyllos (Broad-leaved Lime)	18	600	N 3 E 3 S 3 W 3	2, with dense epicormic shoots at base	middle aged	Fair: top 8m dead or dying	Retain, possibly remove top 8m	>40	B
11	Laurus nobilis (Sweet Bay)	2	Multiple x 30	N 1 E 1 S 1 W 1	0	young	Good	Retain; possibly thin to select best shoots	>40	C
12	Acer pseudoplatanus (Sycamore)	8	150	N 1 E 2 S 2 W 2	1.5	young	Good	Retain	>40	B
13	Quercus ilex (Evergreen Oak)	4	100	N 1 E 1 S 1 W 2	1	young	Fair: 2 x co-dominant stems	Retain	>40	C

Tree No.	Species	Height (metres)	Stem diameter (mm)	Canopy spread (metres)	Height of crown clearance (metres)	Age class	Condition	Preliminary recommendations	Estimated remaining years	Category
14	Laurus nobilis (Sweet Bay)	3	Multiple x 50	N 1 E 1 S 1 W 1	0	young	Good	Retain; possibly thin to select best shoots	>40	C
15	Cordyline australis	4	2 x 150	N 1 E 1 S 1 W 1	3	Middle aged	Good, branching from 2.5/3m	retain	20 - 40	B
16	Acer pseudoplatanus (Sycamore)	3	Multiple x 30	N 1 E 1 S 1 W 0.5	1.5	young	Fair	Retain; thin to select stem at S side	>40	C
17	Laurus nobilis (Sweet Bay)	2	Multiple x 30	N 1 E 1 S 0.5 W 0.5	0	young	good	Retain as multi-stem	>40	C
18	Acer pseudoplatanus (Sycamore)	10	600	N 3 E 4 S 3 W 4	1	Middle aged	Fair, with crowded stems from old pollard at 1.5m. Some minor decay on lower snags	Retain; crown-lift, selecting best stems from lower pollard	>40	B
19	Cordyline australis (Cabbage Palm)	4	2 x 150	N 1 E 1 S 1 W 1	2	Middle aged	good	retain	20 - 40	B
20	Crataegus monogyna (Hawthorn)	6	300	N 2 E 2 S 2 W 2	6	Middle aged	Dead/dying	Remove	<10	R
21	Acer pseudoplatanus (Sycamore)	4	75	N 0.5 E 2.5 S 2 W 1.5	1	young	Good, with slight lean to S side	Retain, possibly prune to single leader at 1.5m	>40	C

Tree No.	Species	Height (metres)	Stem diameter (mm)	Canopy spread (metres)	Height of crown clearance (metres)	Age class	Condition	Preliminary recommendations	Estimated remaining years	Category
22	Crataegus oxycanthoides (Midland Hawthorn)	6	300	N 3 E 3 S 3 W 2	2	Middle aged	Fair; some dead snags, minor decay in cavity at 1m, some bark missing on NW side	retain	20 - 40	C
23	Crataegus oxycanthoides (Midland Hawthorn)	5	300	N 0.5 E 2 S 3 W 1	2	Middle aged	Fair; sparse canopy, some dieback	retain	10 - 20	C
24	Crataegus oxycanthoides (Midland Hawthorn)	3	300	N - E - S - W -	No crown	Middle aged	Dead stump	Remove stump	<10	R
25	Crataegus oxycanthoides (Midland Hawthorn)	3	300	N - E - S - W -	No crown	Middle aged	Dead stump, with bracket fungi at base	Remove stump	<10	R
26	Sambucus nigra (Elder)	4	300	N 2 E 1 S 2 W 2	1.5	Middle aged	Probably fair, but much shaded by extensive Ivy canopy	Retain as hedgerow shrub; sever Ivy to allow survival of Elder	20 - 40	C
27	Laurus nobilis (Sweet Bay)	8	Multiple 75 - 150	N 2 E 2.5 S 2.5 W 2.5	0	Middle aged	Good, with balanced conical form	retain	>40	B
28	Fraxinus excelsior (Common Ash)	5	50	N 0.5 E 0.5 S 0.5 W 0.5	1.5	young	Good, but only 600mm from wall	consider for removal as may damage adjacent wall	>40	C
29	4 no Fraxinus excelsior (Common Ash)	5.5	Av 50	N 1 E 1 S 1 W 1	2	young	Fair; some bark chafing between stems, and too close to each other and wall	Thin to single stem, or consider for removal as may damage adjacent wall.	>40	C

Tree No.	Species	Height (metres)	Stem diameter (mm)	Canopy spread (metres)	Height of crown clearance (metres)	Age class	Condition	Preliminary recommendations	Estimated remaining years	Category
30	4 no Acer pseudoplatanus (Sycamore)	5.5	Av 50	N 1 E 1 S 1 W 1	1	young	Fair, possibly coppice growths from old stool.	Thin to single stem	>40	C
31	2 no Fraxinus excelsior (Common Ash)	5	Av 50	N 0.5 E 1 S 1 W 1	2	young	Good, but very close to each other and wall	Thin to single stem, or consider for removal as may damage adjacent wall.	>40	C
32	2 no Acer pseudoplatanus (Sycamore)	4.5	Av 50	N 0 E 0.5 S 1 W 1	1.5	young	Good, but very close to each other and wall	Thin to single stem, or consider for removal as may damage adjacent wall.	<40	C
33	Fraxinus excelsior (Common Ash)	4.5	30	N 0.5 E 0.5 S 0.5 W 0.5	2	young	Good, but very close to each other and wall	Consider for removal as may damage adjacent wall.	>40	C
34	Malus domestica (Orchard Apple)	5.0	400 at base	N 3 E 4 S 2 W 3	0.5	mature	Declining, due to canker, etc. Degenerate, with some dead branches, but not hazardous	Extensive pruning, or consider for removal	10 - 20	C/R
35	About 12 no Fraxinus excelsior (Common Ash)	6	Av 75	N 1 E 3 S 4 W 3	1	young	Fair, some trees/ branches pulled down by brambles and too close to each other and wall	Thin to one or two stems, or consider for removal as may damage adjacent wall.	>40	C
36	Area of dead/dying fruit trees	Av 5	Av 300 at base	N E S W		Over-mature		Remove	<10	R
37	Fraxinus excelsior (Common Ash)	5	50	N 0 E 0.5 S 1 W 0.5	2	young	Good, but very close to wall	consider for removal as may damage adjacent wall	>40	C

Tree No.	Species	Height (metres)	Stem diameter (mm)	Canopy spread (metres)	Height of crown clearance (metres)	Age class	Condition	Preliminary recommendations	Estimated remaining years	Category
38	4 no Fraxinus excelsior (Common Ash)	5	Av 50	N 0.5 E 1.5 S 1 W 1.5	1.5	young	Good, but very close to wall	consider for removal as may damage adjacent wall	>40	C
39	Laurus nobilis (Sweet Bay)	4.5	50	N 0 E 0.5 S 1 W 1.5	0.5	young	good	retain	>40	C
40	3 no Acer pseudoplatanus (Sycamore)	8	Av 150	N 2.5 E 3 S 3 W 2.5	1.5	young	Good but very close to each other	Thin to single stem	>40	B
41	2 no Acer pseudoplatanus (Sycamore)	5	Av 70	N 1 E 1 S 1 W 1	1.5	young	Good but very close to each other	Thin to single stem	>40	C
42	3 no Acer pseudoplatanus (Sycamore)	5.5	Av 75	N 1 E 1.5 S 1 W 1.5	1.5	young	Single east stem good but very close to other 2 stems, self-grafted at base	Thin to single good stem	>40	C
43	Acer pseudoplatanus (Sycamore)	5.5	100	N 1.5 E 1.5 S 1.5 W 1.5	1.5	young	good	retain	>40	C
44	3 no Acer pseudoplatanus (Sycamore)	6	Av 75	N 1 E 1.5 S 1 W 1.5	1.5	young	Good but very close to each other	Thin to single stem	>40	C
45	4 no Quercus ilex (Evergreen Oak)	5	Av 50	N 1 E 1 S 0.5 W 1.5	0.5	young	Good but very close to each other	Thin to single stem	>40	C
46	3 no Quercus ilex (Evergreen Oak)	5	Av 70	N 1 E 2 S 2 W 1.5	1	young	Good but very close to each other	Thin to single stem	>40	C

Tree No.	Species	Height (metres)	Stem diameter (mm)	Canopy spread (metres)	Height of crown clearance (metres)	Age class	Condition	Preliminary recommendations	Estimated remaining years	Category
47	Acer pseudoplatanus (Sycamore)	5.5	75	N 0 E 1 S 1.5 W 0.5	2	young	Good, with slight lean to S. 1m from wall	Retain	>40	C
48	Ilex aquifolium (Holly)	4	50	N 1 E 0.5 S 1.5 W 1	1	young	Good, but close to Evergreen Oaks and Sycamores	Retain as under-storey shrub	>40	C
49	2 no Acer pseudoplatanus (Sycamore)	5	50	N 1 E 1 S 1 W 1	1.5	young	Machinery damaged: stripped bark, pushed over to east	remove	<10	R
Off-site	Acer pseudoplatanus (Sycamore)	10	450	N 5 E 5 S 4 W 5	5	mature	extensively crown lifted		>40	A
Off-site	2 no Acer pseudoplatanus (Sycamore)	10	Av 450	N 6 E 5 S 4 W 5	3	mature	Lower branches truncated in line with S boundary		>40	A
50	Acer pseudoplatanus (Sycamore)	4	50	N 1 E 0.5 S 0.5 W 0.5	2.5	young	good	retain	>40	C
51	Group of Acer pseudoplatanus (Sycamore)	7	Av 75	Group canopy approx 12m x 4m overall	1	young	Possibly coppice growths from mature stools	Thin to 4 or 5 best stems	>40	C
52	Group of Acer pseudoplatanus (Sycamore)	6	Av 75	Group canopy approx 17m x 4m overall	2	young	Probably coppice growths from mature stools	Thin to single best stem in each clump	.40	C

Tree No.	Species	Height (metres)	Stem diameter (mm)	Canopy spread (metres)	Height of crown clearance (metres)	Age class	Condition	Preliminary recommendations	Estimated remaining years	Category
53	Crataegus monogyna (Hawthorn)? (inaccessible; possibly Beech or other species?)	4	75	N 2 E 2 S 2 W 2	1.5	young	good	Retain?	>40	C
54	Group of Prunus domestica (Orchard Plum)? (uncertain ident. due to inaccessibility)	6	?	Group canopy approx 10m x 2m overall	?	?	?			C?
55	Sambucus nigra (Elder)	5	500 at base	N 3 E 3 S 3 W 3	1	mature	good	retain	20 - 40	C
56	2 no Acer pseudoplatanus (Sycamore)	6	75	N 1 E 1.5 S 1.5 W 1	2	young	good but very close to each other	Thin to single stem	>40	C
57	Acer pseudoplatanus (Sycamore)	6	125	N 1.5 E 1.5 S 1.5 W 1.5	2	young	good	retain	>40	B

Date of survey 11/10/05 & 20/3/06; not tagged.

Categorisation of the viability of existing trees in accordance with BS 5837 1991

