



HUNGERFORD  
DESIGN

ARCHITECTURAL AND  
BUILDING SURVEYORS

## **DESIGN & ACCESS STATEMENT**

***FOR***

**PROPOSED NEW DWELLING**

***AT***

**LAND SOUTH-WEST OF THE WHITEHOUSE, BISHOPSWOOD LANE,  
BAUGHURST, RG26 5LT**

**June 2021**

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Ref: HD-3031-2 DAS

## SITE

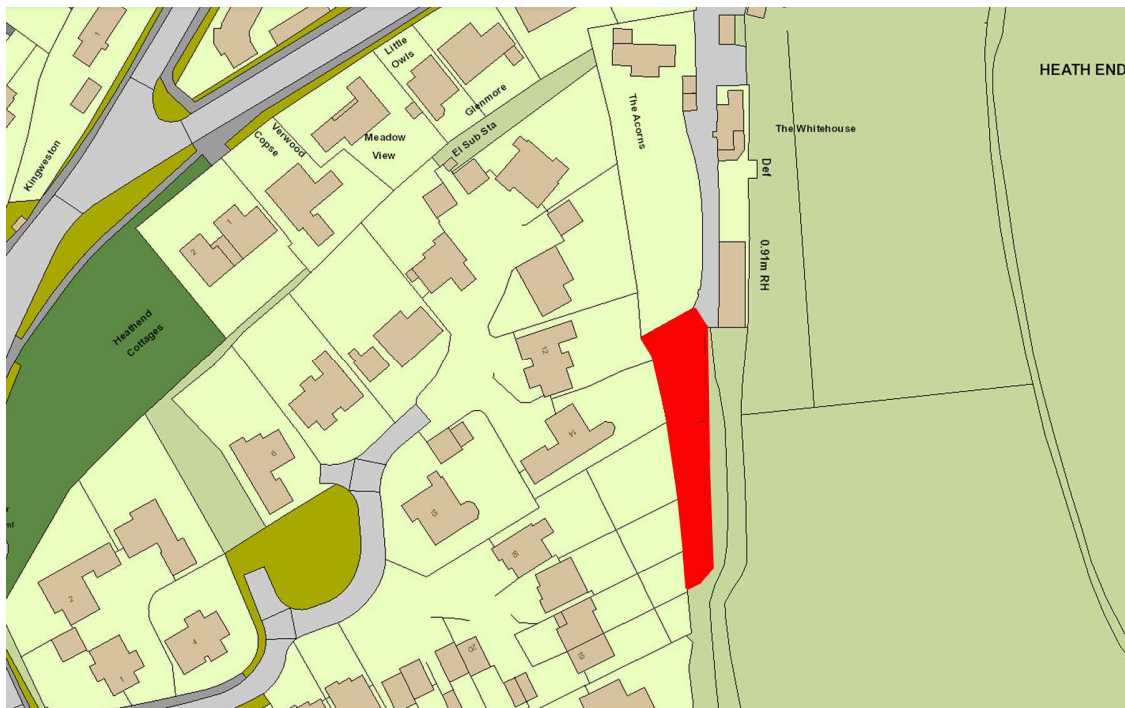
The site falls within the village of Baughurst and is situated to the south of Bishopswood Lane. Access via a gravel track.

The village has a school, shops, public house and leisure centre within a close proximity to the site and post office, pub, village hall and a public bus route service.

The application site is not in a conservation area, area of outstanding natural beauty, a site of special scientific interest and does not have any protected trees within the site or the surrounding area.

Immediate site context is residential with a modern housing development to the west and other detached properties also sharing the access track from Bishopswood Lane.

The site is currently vacant with grass, mature shrubs and a greenhouse. There is an existing access into the site.



*Application site hatched red*

## PROPOSAL

The requested planning permission is for a new detached dwelling with associated off-road parking. Access will remain as existing.

## **PRE-APPLICATION ADVICE**

Prior to submission we sought pre-application advice. We consider the advice was positive on the likely approval of a new dwelling on the site. In response to the advice, we have made the proposed dwelling narrower to provide more space around the dwelling. We have also considered the scheme in relationship to recently approved dwelling in close proximity to the site (references 18/02277/FUL & 19/03291/FUL).

## **LAYOUT**

The proposed dwelling will occupy the centre position of the site with parking at the front & patio & garden to the rear.

The internal layout is simple with an entrance hall serving an open plan kitchen, dining and living room with rear doors to the garden. In addition, there is a ground floor w/c and utility room. At first floor there are two double bedrooms and a bathroom.

There are windows to north, south and west elevations, however only first floor windows to the north and south elevations (front and rear), as such causing no overlooking to the existing property's west of the site.

## **SCALE**

The layout of the proposed house is similar in design and scale to the existing house, with ridge and eaves heights kept to a minimum. The front elevations of the two properties are similar in style, if not for their different appearances due to material differences.

The total floor area of the proposed dwelling is 239 sq m in comparison to the previous application (212 sq m) and the existing dwelling (346 sq m).

The design and scale of the proposed development is similar to other recently approved proposals in the nearby surrounding context of the site.

The house will also not be visible from the highway due to the distance set back from the road.

## **LANDSCAPING**

The site is currently enclosed with mature planting on all boundaries. There are several trees of varying maturity within the site, their positions can be seen on the proposed block plan. No trees within the site currently have any TPO restrictions.

The site is level and will remain so with the proposed development.

The existing access will remain unaltered with the addition of a gravel driveway to the front of the property providing off-road parking.

All boundary treatments will remain unaltered. The rear garden is to be grass and have suitable access with a paved pathway to shed and cycle store facilities.

## **APPEARANCE**

The appearance will be a simple detached two-storey dwelling from the front, with good coverage from vegetation on the boundary.

Materials chosen will be a combination of those used in the surrounding site context, for example: multi-red facing brickwork, horizontal cladding and a slate roof.

The buildings have a traditional appearance as found with many nearby properties and other new developments, and we have resolved a design to have a rural character from the front appearance.

## **ACCESS**

The existing access to the north-east boundary will remain unchanged & adequate parking and adequate parking will be provided for the size of the development. Access to the highway is within a 30mph speed limit. Bishopswood Lane is a good quality metalled road and suitable for emergency vehicles.

Access into the property will have a level threshold front door access, there are no internal level changes for the proposed ground floor, the layout will be compliant with the relevant category for Part M of the Building Regulations.

## **SUSTAINABILITY**

The use of efficient construction and sustainable materials and design will be considered, along with running and long-term maintenance of the development.

Design and construction will comply with Building Regulations and the building will be designed to perform to the required level to pass SAP calculations.

Where feasible, local materials will be used to minimize transit implications to site and local tradesmen will be contracted to provide employment and business to the local area.

Confirmation of Sustainable Urban Drainage design will be reserved until planning has been agreed.

## **CONCLUSION**

We believe the proposal has a positive effect on the site and local context. We have taken into consideration the comments from the Pre-Application advice, along with National Planning Policy Framework (NPPF) in conjunction with Basingstoke and Deane Council Local Plan.