

Design & Access Statement

Project Name

Sunny Croft, Main Road, Minsterworth, GL2 8JH

Project Number

3802

Client

Mr Gorman



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Design & Access Statement

February 2021

1.0 Introduction

1.1 Purpose Of Statement

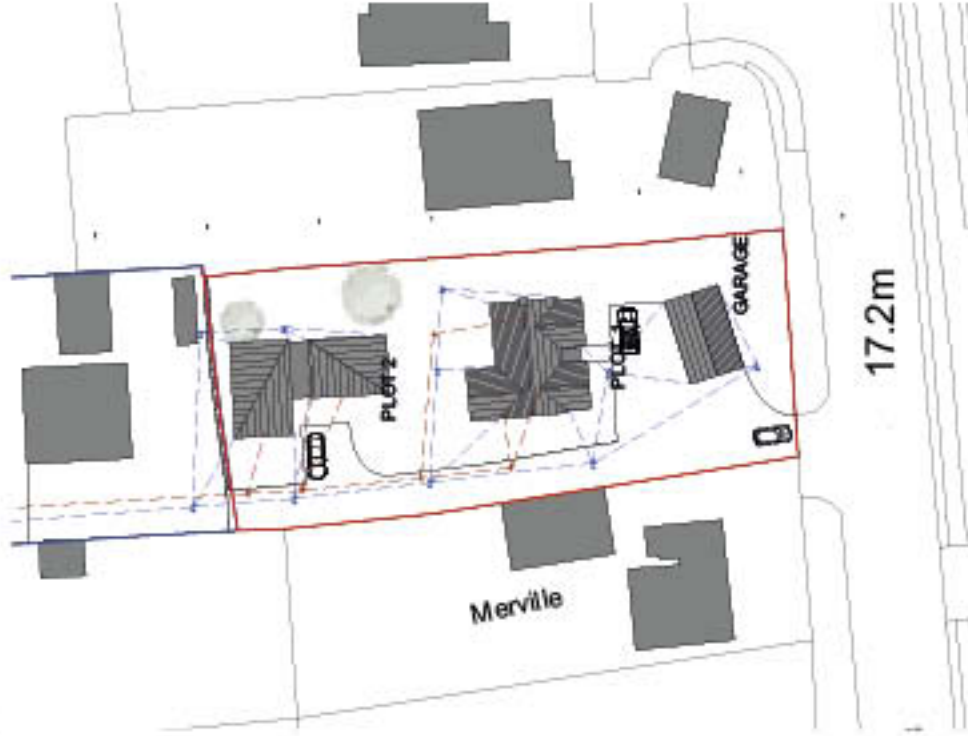
This Design & Access Statement has been prepared by RRA Architects on behalf of Mr Gorman, and is submitted in support of a planning application for the construction of a new dwelling and associated annex for a carer at Sunny Croft in Minsterworth, Gloucestershire. The document sets out the process of assessment, evaluation and design development that lies behind the proposal whilst describing key characteristics of the submitted designs.

This statement should be read in conjunction with the submitted RRA Planning Drawing Set.

This report includes a short statement on the impact and enhancements offered as part of the proposed works along with an assessment of the proposals.

1.2 Summary Of The Proposals

The new-build dwelling is to replace an existing bungalow to provide a 4 bedroom house with 2 bathrooms and a WC. With an associated Annex for a carer that has 2 bedrooms, 2 bathrooms and a wc. The proposal includes a new garage with parking spaces accessed from a drive off the main road.



Proposed Site Plan. (Not to scale please refer to RRA drawing 3802 P(0) 03 for scaled version)

2.0 Context

2.1 Existing Buildings & Site Context

The site for the proposed development is located along the A48, a short walk from Minsterworth Village Hall. The new development sits between the Seven Acres housing development and another smaller residential development. The new dwelling at Sunny Croft will use an existing access from the A48.

Sunny croft is located in a residential area in the center of Minsterworth and the proposed development will provide a high quality unimposing addition to this locality. The design and proportions have been considered to fit within the sites context and have taken inspiration from its immediate surrounding to enhance the views along the main road.



Satellite image of the site, Leckhampton

3.0 Design

3.1 Rationale For Design

Careful consideration has been made throughout the design process to create a scheme that is sympathetic and innovative through contemporary design choices. All whilst enhancing the surrounding context.

The new dwelling will sit further back from the A48 than the existing bungalow (to the north) to sit in line with the neighbouring properties. Careful consideration has been taken here so the new dwelling sits well with the neighbouring developments to enhance the streetscene. The roof line has been designed to visually follow that of its neighbours.

The associated Annex provides on site residence for a full time carer, the Annex itself is a single storey building reflective in shape and scale the cluster of existing outbuildings dotted to the North of the existing bungalow within the onwership boundary. The Annex buildings elevations have been designed drawing inspiration from the existing outbuildings which are agricultural in appearance.

3.2 Use

The existing site is currently a single residential property. Which is being proposed to be changed to two residential properties, one of which a carers residence. Using the same access from the main road, the private driveway ammended to provide access to the new dwellings and garage.

3.3 Amount

The development comprises of three buildings, Plot 1 is a detached 4 bedroom dwelling. Plot 2 is a 2 bed Annex dwelling. The development also includes a Garage the scale of which echoes the existing neighbouring garage in scale.



Proposed Floor Plans of New-build Dwelling (Plot 1). (Not to scale please refer to RRA drawing 3802 P(2) 01 for scaled version)



Proposed Floor Plans of New-build Annex (Plot 2). (Not to scale please refer to RRA drawing 3802 P(2) 02 for scaled version)

3.4 Layout

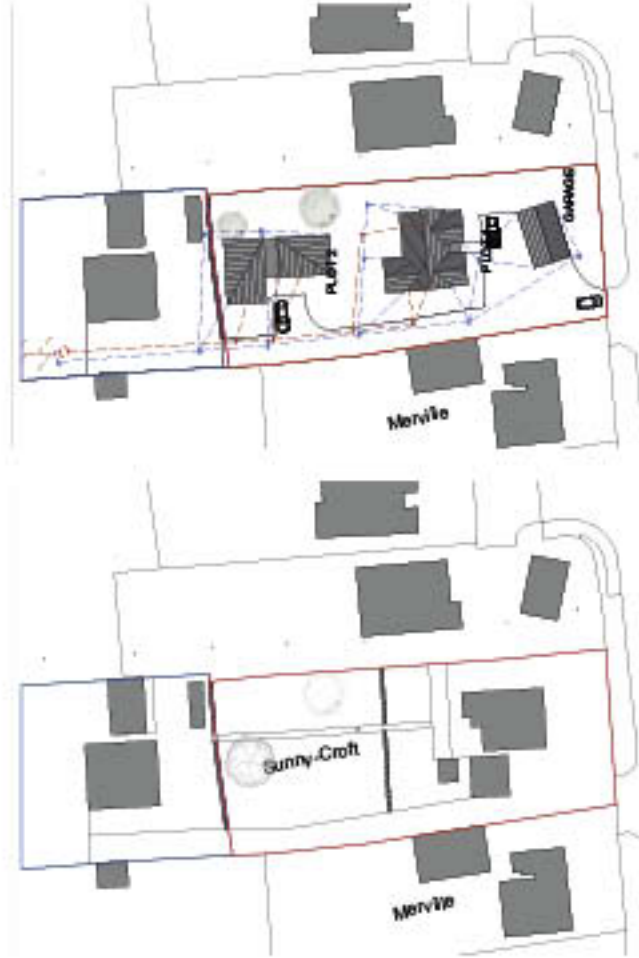
The layout of the new scheme provides a 4 bedroom house with a 2 bed annex which is an associated carers annex. To the front of the site a garage has been designed to mirror that of the neighbouring garage and provide a buffer between the A48 and the dwellings on the site.

The new dwelling has been pushed back from the road to reflect the neighbouring dwellings but also to enhance the buffer between the road to both provide a safe outdoor area to the front of the property to act as a front garden suitable for a family. Also reducing the impact of sound created by the A48.

3.5 Scale

The new dwelling has purposely been designed drawing inspiration proportionally from the local architecture. Its scale ties in with the neighbouring homes, whilst providing an adequate 4 bedroom home to modern day living standards. With a smaller Annex building to the rear of the dwelling. The site slopes away from the A48 so the Annex was designed to sit downhill from the dwelling to lessen the impact of the development and to tie in with the existing outbuildings in scale. The plan has been broken up to echo the existing outbuildings whilst providing and adequate 2 bedroom dwelling for a carer.

The Garage outbuilding has been designed to echo the neighbouring garage to the east of the site in location and size, this not only ties in with the existing street scene but also forms a natural buffer between the new dwellings and the main road.

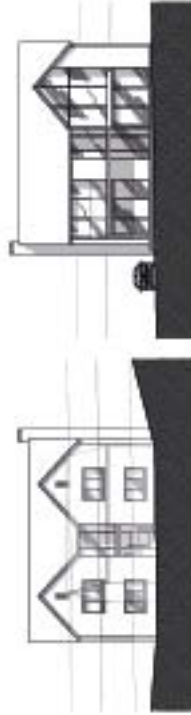


Drawing showing the Existing and Proposed Site Plans. (Not to scale please refer to RRA drawings for scaled versions)

3.6 Materials

The proposed scheme has been carefully considered to harmonise with the neighbouring buildings. The materials, scale and massing have been designed to sit well within its context with its own architectural merit. Nearby houses have used brick as the predominant building material and so this formed the base material palette to form the vernacular of Sunny Croft. The rear of Plot 1 uses glass to maximise the amount of natural light in to the internal living space and maximises the views to the rear of the dwelling. Wrapping around an external terrace.

The proposed Annex material palette, given its subservient position to the rear of the site with its lower roof line and its form that reflects the existing outbuildings has instead taken its material palette from these outbuildings. These outbuildings are clad in an agricultural material palette, utilising wood and corrugated metal sheeting to form the outer walls. The durability of the proposed palette will ensure that the building will weather well, thus maintaining a sophisticated appearance for its entire lifespan.



3.7 Landscaping

The landscaping has been carefully considered with the proposal to provide both front and back gardens for those living in the new dwellings. to give safe, useable outdoor space for a family and carer.



Proposed Elevations. (Not to scale please refer to RRA drawing 3802 P(2) 03 for scaled version)

3.8 Access

The proposed development is located in Minsterworth, which provides extensive amenities and public transport links from the site. An existing access into the site has been utilised within this development. The site is accessible by refuse collection and emergency vehicles.

4.0 Conclusion

The proposal includes a well detailed contemporary design, which will sit comfortably on the site. As described above the proposals look to create a house for contemporary living with good links to Gloucestershire. In view of the lack of any identified harm to the surrounding area, it is considered that the proposed development will provide an opportunity to enhance the street scene.