



DESIGN & ACCESS STATEMENT

This report has been prepared in support of the Full Planning Application for:

Extension to;

**Annexe at Oaklea Brockley Hall
Brockley Lane
Brockley
North Somerset
BS48 3AZ**





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1.0 INTRODUCTION

1.1 This document is prepared in accordance with Government Circular 01/06 (DCLG)

1.2 This document accompanies the FULL Planning Application submitted for:

Extension to Existing Annex at Oaklea Brockley Hall, Brockley Lane, Brockley, BS48 3AZ

1.3 This statement also aims to address and respond to the relevant Town & Country Planning Issues set by National, Regional and Local Planning policy.

1.4 This statement is structured to explain how the physical characteristics of the scheme have been formed and evolved.

2.0 THE SITE

The site consists of a small annex attached to the main house at Oaklea Brockley Hall.

The dwelling and annexe sit within a substantial plot, with generous sized gardens to the front, side and rear.

It is understood that the annex was originally built for care workers to reside in whilst taking care of the residents living in the main house.

3.0 THE LOCATION

The application site is part of Oaklea, situated within the grounds of Brockley Hall, just off of Brockley Lane.

The site has very good access links into Bristol and Weston Super Mare via the A370 and also connecting to the M5 Motorway Network.

It is also within a short drive of Cleeve and Backwell.

4.0 EXISTING SITE

The site is currently occupied by a large detached house finished in smooth render and horizontal cladding. The annexe is attached to the south-eastern end of Oaklea and of single storey build with smooth render and a tiled roof to match.

They shared the same access and driveway within Brockley Hall.

The site boundaries are defined by close boarded fencing at the side and rear and a thick hedge to the front and side.



5.0 LANDSCAPING

The existing gardens, landscaping and fauna will remain largely unchanged. A small part of the garden will be removed through the works, where a calor gas tank is currently sited. The aim is for this tank to be removed entirely and replaced with more sustainable means of heating and hot water generation.

There is plenty of scope to introduce further screen planting to the rear private gardens if necessary.

6.0 THE PROPOSAL

USE

The proposed development seeks to extend the existing annex accommodation incorporating a separate bedroom and living areas so that the existing owners can move into it on a permanent basis.

At the same time, it is proposed to add a large Solar PV array to the new roof so that the Annexe can be self-sufficient and more sustainable in years to come.

It is worth noting that the existing annex is a separate entity from Oaklea having been lived in independently for a number of years, with the two entities each having separate Council Tax Bills from North Somerset Council.

7.0 PLANNING HISTORY & CONSTRAINTS

A range of planning policies exist at National, Regional and local level and have been examined during the consideration of these proposals. Both Central Government and South Gloucestershire Council have produced a range of other supplementary documents, which update or embellish key policy initiative.

The guidance most applicable to the development are:-
Various Supplementary Planning Documents

PPG3 (2000) - To promote more efficient use of urban brownfield land for Residential Development and to maximize the efficient use of land by increasing density and broadening the range of housing types, opportunities and choices. Similarly, the Government aims to promote more sustainable Residential development environments with good links to public transport.

A number of developments have taken place in and around the area in recent years with the adjacent property Brockham End having been granted Planning Permission for a substantial two storey extension (ref 19/P/1583/FUH). There are other notable applications at Brockley Nurseries for 2no new dwellings (ref 20/P/2906/FUL) and Little Bucklers (ref 20/P/0249/LDP). It is also understood that:



8.0 DESIGN

This proposal involves the extension of the existing annex to provide additional living accommodation for the existing occupants.

There will be little to no impact on any of the neighbouring properties, with the extension remaining a single storey element in line with the existing ridgeline.

This scheme has been designed to take into account a number of factors. These include:

- Achieving a housing density that is appropriate to the location and in line with current Planning guidelines.
- Making a positive contribution to the locality.
- Creating a design to account for personal safety, security and crime prevention.
- Whilst it is noted that the site falls within the Green Belt, the Local Plan Policy GB1 allows for limited infilling within the boundaries of a settlement washed over by the Green Belt of which, this site falls into. Furthermore the aims of the proposal are to provide the occupants with a more sustainable living space, whilst also reducing their carbon footprint so that there will be no need to move to a larger home.

External Appearance & Materials

The proposed extension will be constructed to a high standard so as to fit in with the existing property. The palette of external materials is to relate to the host dwelling and adjacent properties with a mix of smooth render and horizontal cladding to match the existing materials.

Boundary Treatment

The existing fences are to be retained with no alterations needed to the existing boundaries.

Refu

se & Re-Cycling

Bins and recycling boxes are already provided to the annexe as it is classed as a separate entity with its own Council Tax Bill. This will remain unchanged.



Access & Transport

The site is accessible from either end of Brockley Lane. There is a large driveway to the front that will provide adequate off-road parking and there will be no increase in the number of occupants or vehicles living in the existing accommodation.

Existing access will remain unchanged.

9.0 SUSTAINABILITY

Solar Photovoltaic (PV) Panels

The development will include a large array of solar PV panels to the rear elevation in order for the annexe to become self-sufficient whilst also reducing its impact on the environment and CO2 footprint for many years to come.

The extension and additional roof area are a key part of the design and critical in order for the PV array to function.

Energy

The development will include low energy lighting with appropriate controls, and suitably efficient white goods.

Materials

Liaising with the appointed Contractor could ensure construction materials are sourced locally, and that suppliers operate recognised Environmental management systems.

Water

A basic level of efficient water use will be achieved through specification of efficient fittings and sanitary ware along with a water efficiency calculation (where required) as per Approved Document G2.

Health & Well-Being

The design has window areas capable of providing good natural lighting, pleasant internal environment and reduced need for artificial lighting.