

## DESIGN & ACCESS STATEMENT

### DEMOLITION OF EXISTING DWELLING & ERECTION OF 2 DWELLINGS WITH ASSOCIATED CAR PORTS, ACCESS AND LANDSCAPING

#### PROPOSAL

This Design and Access Statement has been prepared in support of a full plans planning application for the demolition of an existing dwelling and erection of two detached dwellings with associated access, car ports and landscaping.

The DAS should be read in conjunction with the submitted drawings prepared by Whitebox Architecture + Design together with the supporting documents produced by the other consultants.

#### SITE DESCRIPTION

The site occupies a large plot at the edge of the village settlement boundary and is occupied by a single detached dormer bungalow, double garage and various outbuildings. The eastern half of the site falls outside of the Drayton Bassett settlement and within the green belt.

#### PLANNING HISTORY

Two planning applications have been submitted in recent times, the second of which was approved in 2010.

09/00495/FUL - Demolition of existing dwelling and erection of 2 no five-bedroom detached dwellings with garages

Decision – Refused on 29.06.2009

10/00206/FUL - Demolition of existing dwelling and erection of 2 no five-bedroom detached dwellings with garages

Decision – Approved on 14.04.2010

This proposal looks to work within the parameters of the approved scheme consented under 10/00206/FUL, but with improvements to access, appearance and layout.

#### USE & AMOUNT

The proposal would maximise the potential of an under-developed site to provide a high quality, safe and accessible residential environment. The development site measures approximately 0.23 hectare /2307 m<sup>2</sup> in area and comprises the following schedule of accommodation: -

Plot 1 – 5-bedroom detached house @ 245m<sup>2</sup>

Plot 2 – 5-bedroom detached house @ 245m<sup>2</sup>

The development of 2 dwellings would result in a density of 8.7 units per hectare.

#### LAYOUT

The site layout responds to the following constraints and opportunities: -

- Highway access

- Site topography
- Separation distances and relationship to existing dwellings
- Settlement and green belt boundaries
- Retention of quality trees and landscaping

The original vehicle access was in the southwest corner of the site; however, a new improved access has been formed further to the east to increase safety and visibility splays. This existing access will be retained to serve the two proposed dwellings and the small paddock across the eastern boundary.

Both dwellings have been orientated to face east with the building line following that of the previously approved scheme; however, with the built form along the settlement boundary being reduced this increases the openness of both the site and individual plots.

Quality trees have been retained along the site's boundaries to provide an attractive backdrop and screen the development, reducing the impact on adjoining properties.

Previously, residents wouldn't have had use of any private amenity space at the rear of their properties, with the land given over to a shared drive and turning areas. Through the introduction of smaller dwellings with a reduced frontage, both plots now have the benefit of rear gardens and private drives.

The privacy of existing dwellings is to be maintained through the provision of adequate separation distances to the western boundary. These are in excess of 11 and 17m for Plots 1 and 2 respectively.

The internal arrangement of Plot 2 has been designed to include windows to habitable rooms on the south elevation, providing a good level of passive surveillance over the public highway.

Each dwelling has a car port, equipped with an Electric Vehicle Charging Point (EVCP) and parking for 3 or 4 cars. Secure cycle storage will also be provided to encourage the use of bicycles by residents and reduce their reliance on public transport and private hire vehicles for short and avoidable journeys.

The development will incorporate provision for the storage and collection of waste and recyclable materials in accordance with the requirements of Lichfield DC. Internal storage will be provided within each kitchen area with the capacity for mixed, dry recyclable materials and residual waste. Each home will also be provided with a waste caddy for organic kitchen waste. Externally, the waste and recycling receptacles will be stored in the locations indicated on the site plan. On collection day, bins will be placed at the bin collection point adjacent the site entrance to facilitate easy and manageable collection by refuse appliances.

#### APPEARANCE

The development will deliver a high-quality architectural response through the buildings' appearance and detailing, using traditional materials appropriate to the location.

The proposed designs draw from the local character and would add to the architectural narrative, enhancing its qualities using pitched roofs, oak framed entrance loggias, brick detailing and chimneys with and terracotta pots. The carports will be clad in timber to provide variety and help soften the new built form.

Fenestration, eaves and verge details and the style of doors and windows will be appropriate and informed by the local vernacular.

Quality materials will include clay tiles, textured render and facing brickwork with subtle tones and colour variations. The range of materials and detailing will contribute positively to the variety and vitality within the street scene.

#### SCALE

Scale plays an important part in integrating the development into the local area. To maintain the scale of other buildings in the vicinity, and to ensure that the development is not overbearing on the street scene or adjacent properties, the building heights have been carefully considered.

The dwellings approved under 10/00206/FUL had an overall ridge height of +8.4m (+75.0m) from FFL (+66.6m). Under this proposal the new houses would have a lower overall height of +7.9m (-0.5m), maintaining a maximum ridge height of +75.0m with an FFL of +67.1m.

The dwellings sit well within their own plots and the existing planting, supplemented with the new, will provide an attractive backdrop that will screen and contain the development to mitigate any impact on adjoining properties.

The outline of the previously approved houses is shown dashed on the proposed site plan. The new built form represents a significant reduction in both the footprint and volume.

#### LANDSCAPING

The site layout has been designed so residents can enjoy private, quality amenity and garden space. Internal layouts have been set out with living spaces connecting to the garden through fully glazed doors allowing them to become an extension of the interior space. The orientation of the plots ensures that all gardens benefit from sunlight penetration.

Soft landscaping is an important feature of the site and the retention of existing, quality trees and hedges will give the development a mature and pleasant feel. Existing landscaping will be supplemented and reinforced with new indigenous planting in order to retain natural screening, providing privacy from the public highway and a pleasant outlook for the occupants.

Within the site, new planting and hard landscape treatments will be employed to provide character definition, soften and enhance the new built form, create a high-quality environment for the new residents and, as it matures, enhance the ecological value of the site. New planting to the south of the site will be carefully considered, with any trees that may overshadow the dwellings being deciduous so to provide shade in the warmer summer months but allow sunlight to penetrate in the winter.

Definition between the private and public realm on Salts Lane will be provided by low level indigenous hedging and trees, with the existing grass verge to the edge of the highway being retained.

#### SUSTAINABILITY

The Applicant is committed to delivering a new energy efficient development in a sustainable manner to ensure that natural resources are used prudently. The development will incorporate as far as possible a strategy which encourages the reduction of energy consumption and will, at the detailed design stage, examine the contribution of a range of measures, including:

- Employment of a fabric first approach to ensure that U-values for walls, roofs and floors exceed Building Regulation requirements

- Consideration to be given to renewable technology in the form of solar PV and solar thermal collectors to store and supplement domestic hot water supply
- Inclusion of SUDS techniques where appropriate
- Installation of sanitary appliances featuring water efficient fittings and 'in-built' white goods chosen for their low water use
- Provision of AAA rated appliances, where provided, which reduce power consumption
- High efficiency gas boilers
- Low energy LED light fittings to reduce energy consumption in both internal and external areas
- Use of Enhanced Construction Details to reduce heat loss

#### ACCESS

The proposed development will be carefully designed to ensure access to all parts of the site irrespective of age or disability.

Well-designed common and private spaces will be welcoming and constructed with minimum gradients and materials that do not deter wheelchair access and allow ease of movement for all levels of ability to comply with The Building Regulations and Disability Discrimination Act.

Boundary treatments will mark the edge between public and private areas. The design of the entrances will be distinctive and aid the location of access points into the dwellings.