

**Proposed Dwelling**

**Rectory Lane Woodford**

Design and Access Statement  
Heritage Impact statement  
Sustainability and Energy appraisal  
Site photos



Site from West

## **Amount**

The applicants seek consent to demolish an existing garage and replace it with linked dwelling attached to the West side of no 1 Rectory Lane.

The area gained by the demolition of the garage will be also used to provide additional parking and turning to Nos 1 and 1A Rectory Lane.

The dwelling will be adaptable class 2 accommodate 3 persons in two bedrooms.

Internal area of 76.32 sqm (min gov standard 70 sq m)

Combined sitting/dining/kitchen 4.38 x 7.9m including cloaks and stair

Bed 1 4.38 x 3.3m

Bed 2 4.38 x 2.4m

Rear garden 5.7 x 5.0m

Site 5.7 x 16.4m (0.01 ha)

## **Layout**

The dwelling will comprise of a combined living – dining – kitchen area with two bedrooms and a bathroom on the first floor.

## **Accessible and adaptable dwelling**

The dwelling will comply with M4(2): Category 2 Accessible and adaptable dwellings.

This requirement is met when a new dwelling, provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users.

It will be close to accessible car spaces

## **Scale**

The application is of a scale similar to number 1 and 1A Rectory Lane

## **Landscaping**

The site is currently overgrown with windblown vegetation which also completely covers the stone boundary walls. This will be removed, and the walls repaired, repointed and capped.

The new dwelling will have a garden area the same size as its neighbours.

### **Appearance**

The scheme is designed to match the adjacent dwellings.

The size, scale and detailing will match the vernacular style of the dwellings to which it will be attached at the first floor.

Access to number one will be from a covered entry.

It is intended to retain the boundary wall with a widened access.

### **Access**

The position of the access to the site is unchanged but slightly widened.

A 2.0 x 2.0m pedestrian visibility splay is provided.

The wheelchair accessible entrance to the dwelling will be illuminated (shielded to avoid spillage) and will have level access over the threshold (threshold upstand will not exceed 15mm). The clear opening of the front door will be 800mm. Internal doorways clear opening width 750mm or wider)

A total of six allocated car spaces will be provided minimum size 2.5 x 5m.

Spaces are increased in width where adjacent to walls

Additional visitor parking is available in Addington Road and a pedestrian gate is provided through the boundary wall for ease of access.

Cars are able turn and exit in a forward manner.

### **Listed building**

The adjacent dwellings are not listed.

### **Conservation Area**

The scheme is within the conservation area of Woodford (see heritage impact and justification statement below)

### **Heritage Impact and Justification Statement**

This application is to remove a modern garage and replace it with a dwelling to match in style and scale with numbers 1 and 1A Rectory Lane and will enhance the area and make viable use of the site which is currently an area of overgrown vegetation

The existing stone wall flanking Addington Road and Rectory Lane will be retained and repaired.

The scale is modest and will blend into the street scene so will have no adverse impact upon the conservation area and can be justified by providing much needed small home accommodation on an overgrown and redundant site which is currently an eyesore when approaching the village from the South.

We believe that the proposal will consequently enhance the area and be a valuable addition to the street scene.

### **Sustainable Appraisal and Energy statement**

By the use of natural stone and locally produced materials such as roof trusses all sourced from within a 50 mile radius will reduce much of the energy cost used in transporting materials.

Timber will be from renewable sources and reclaimed material will be used wherever possible.

The dwelling will have good thermal characteristics and air tightness improving on the basic building regulation requirements for these items by over 50%. With high thermal (U) values it is anticipated that the dwellings will exceed the requirements needed to meet level 4 of the Code for Sustainable Homes and will achieve an energy rating (EPC) of a high B.

The final as-built' thermal performance of the building envelope will be justified in accordance with the current Building Regulations and As-Built SAP (2010).

The proposal will by law comply with Part L of the Building Regulations (2010) which requires all dwellings to have much increased thermal efficiency than in the past.

Electric radiator heating will be used throughout as the latest technological advances allow the installation of an efficient, easily controlled system which is economic to run.

A masonry structure with high thermal mass will provide a balanced system of heating and cooling, which is preferable to the rapid fluctuations that can occur in a low-density structure. Heat energy is stored more efficiently in high density structures (such as masonry) than in low density structures (such as timber frame).

To minimise the loss of energy through open windows a mechanical ventilation and heat recovery system will be utilised, coupling this to an integrated control system will ensure that the heating system will work to maximum efficiency, reducing the carbon output of the dwellings.

Windows will be double glazed, thermal efficient units, and high performance thermal insulation will be used below the ground floor, across external walls and under the roof.

Softwood from sustainable sources used extensively in the internal construction.

Low energy light fittings will be used throughout.

Full radon measures will be incorporated into the floor construction.

Water use will be reduced using flow restricting taps.

### **Waste Audit**

The is no requirement under this heading

### **Air Quality**

The is no requirement under this heading

### **Biodiversity**

The applicant is agreeable to pay a mitigation fee for loss of habitat for birds.

No evidence has been found in respect of nesting bats.

No trees exist on the site.

### **Flood risk**

The is no requirement under this heading

### **Housing Statement**

The is no requirement under this heading

### **Land contamination**

The is no requirement under this heading

### **Landscaping Details**

The is no requirement under this heading

**Lighting assessment**

Light spillage onto adjoining properties and public highway will be avoided by screening and directional fittings.

**Noise Assessment**

The is no requirement under this heading

**Planning obligations**

The is no requirement under this heading

**Community involvement**

The is no requirement under this heading

**Structural Survey**

The is no requirement under this heading

**Supporting Planning Statements**

The is no requirement under this heading

**Transport Assessment**

The is no requirement under this heading

**Travel Plan**

The is no requirement under this heading

**Tree survey**

The is no requirement under this heading

**Utility Assessment**

All utilities either exist or are adjacent to the site.

**Ventilation and Extraction Statement**

The is no requirement under this heading

**SUMMARY**

We believe that the proposal accords with both National and Local policies and should therefore be permitted

**HODGKINS BODEN ASSOCIATES**

**MAY 2022**

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**APPENDIX A**

**Site Photographs**



Adjacent Bungalow



Garage to be demolished





Site from South Approach



1 and 1A Church Lane



Site from Existing Driveway



Overgrown Site



1 and 1A Rectory Lane



Available Additional Parking Addington Road facing North