



# Yonder Bungalow, Delamere

Design and Access Statement for a Full Planning Application  
D2 Architects

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## 1.0 Introduction

This document has been prepared in support of a full planning application for a replacement dwelling at Yonder Bungalow, Delamere, on behalf Mr Loveless.

The site relating to this proposal is situated on Chester Road set back from the A556 and B5152 Junction. The property is located off the boundary and is further separated from Chester Road by a thick screening of vegetation.

The application is for a replacement dwelling, the aim of the proposal is to increase the living standard as the property has become dilapidated and outdated. Moreover, the proposal aims to improve the access to the site by moving the existing entrance away from the sharp bend on the A556.

This document should be read in conjunction with the accompanying plans.



Figure 1 – View of Junction from the opposite side of Yonder Bungalow.

## 2.0 Site & Context

### 2.1 Location

The application site, Yonder Bungalow, Delamere, is situated a short distance from Delamere Forest. The properties' closest neighbour on Chester Road is St Peter's Church, following this Oakmere Methodist Church on Abbey Lane or Vale Royal Abbey Arms on the A556/B5152 Junction.

The road is a busy route surrounded with a vast of greenery and vegetation. There are very few examples of structures addressing the long stretch of road. One example is, The Delamere Church of England Academy, approximately 1km from the proposed site. Moreover, the majority of structures are set much further back from the road.



Figure 2 – View of Yonder Bungalow, showing close proximity to road.



Figure 3 – Chester Road, showing an example of structures set back from the road.

## 3.0 Proposed Dwelling

### 3.1 Design

The proposed replacement dwelling has been relocated rather than situated on the existing footprint. As a result, this should improve the standard of living by relocating the living spaces further into the site, subsequently away from the A556/B5152 Junction. With the property relocated this should reduce the impact of noise and light pollution from the traffic.

The existing property has become a mix match of styles. It has had several additions over the years, a conservatory that is now used as a main entrance and tile hung flat roof extension. Yonder Bungalow has lost the character it would have previously had, as a result of this it has become dilapidated and tired. Therefore, the proposal aims to provide a new sense of presence and belonging to site. The proposal will look to be consistent in its aesthetic in comparison to the existing property. It can be suggested the additions that caused the Yonder Bungalow to lose its character was an attempt to bring the property to modern day living standards. Consequently, it can be said a replacement dwelling with a consistent aesthetic is an appropriate solution to improve the living standards.



Figure 4 – Yonder Bungalow, including the later additions.



Figure 5 – Proposed Replacement Dwelling.

### 3.2 Access

The existing vehicle access to the site is a relatively narrow with limited visibility splay. The proposal aims to increase the visibility splay while moving the access road further away from the 50mph bend on the A556. As a result, this will improve the safety of the access to the site. Moreover, there will be parking spaces, bike storage and electric charging point to meet planning requirements.

Furthermore, in the case for all new dwellings, the property will feature a level threshold to the front door along with accessible doors throughout the ground floor.



Figure 6 – Exiting Vehicle Access.



Figure 7 – Corner approaching Yonder Bungalow, property situated to on the left



Figure 8 – Yonder Bungalow access road on left, in front of the slow sign. Very limited visibility.



## 4.0 Conclusion

In conclusion the proposal aims to improve the design and accessibility of Yonder Bungalow. A once characterised bungalow has become dilapidated, and the site deserves a coherent design that is fit for modern living. Moreover, the accessibility of the site needs to be addressed and the proposal aims to improve this to keep the residents as safe as possible.

It is therefore considered that the proposals are acceptable and appropriate from a planning policy perspective.