
National Design Compliance Statement

**Erection of detached dwellings with associated
access and amenity**

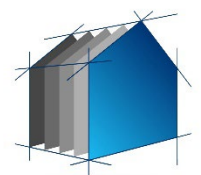
43 Wells Road, Chilcompton, Wells, BA3 4EX

11th August 2022

Plots and Plans LTD

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1.0 Context

The proposal is for full planning permission for the Erection of single detached dwellings with associated amenity and parking. The site currently has had planning permission refused for a single dwelling 2020/1632/FUL The Council made no decision on the application leading to an appeal being lodged. The appeal was dismissed and the The main issues are (i) the effect of the development on the character and appearance of the area, (ii) the effect on the living conditions of occupiers of Harford House as well as 42, 43 and 43A Wells Road (Nos 42, 43 and 43A) in terms of privacy, and (iii) whether the proposal would provide satisfactory living conditions for occupiers in terms of privacy.

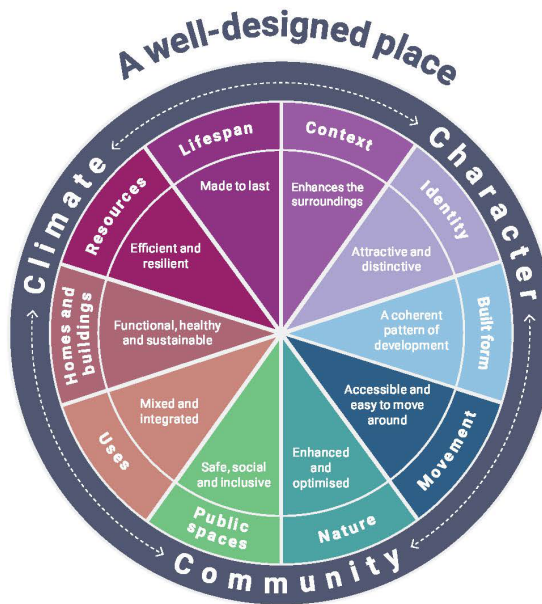
This application seeks to address the issues identified by the inspector in the appeal decision.

Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

2.0 Identity

The fenestration and materials of the buildings have been designed to respond to the character of the space, street, the site's landscape and the contextual setting to which they relate.

The appearance of the dwelling has been designed to respect and complement the traditional domestic architecture of the houses in the surrounding areas.

The house will be a single-storey dwelling. This creates a better relationship between the existing dwelling and the proposal. The removal of the first floor will remove any overlooking from the

existing application. The dwelling's design and materials provide a defined street scene whilst remaining in keeping with the surrounding dwellings.

External walls will include domestically sized and proportioned windows, with a feature window to the front elevation. The roofscape will be pitched to match the surrounding dwellings and blend with the existing street scenes.

The Materials, construction details and planting are selected with care for their context. They are attractive but also practical, durable and affordable. The surrounding area is a mixed style of materials and house types.

3.0 Built Form

Well-designed places use the right mix of building types, forms and scale of buildings and public spaces for the context and the proposed density to create a coherent form of development that people enjoy. They also adopt strategies for parking and amenity that support the overall quality of the place.

The layout has been designed to respond to the scale, use and activities that occur within the site whilst also providing efficient use of the land and retaining the countryside feel to the development and superb outlook the proposals retain.

The access allows for adequate turning and parking for all vehicles. This ensures all parts of the site are accessible within the requirements of somerset county council's guidance and building regulations.

A adequate open space between the dwellings and a clear aim to protect the existing parking and amenity features on the site. This open space and retained landscape and amenity features allow easy use of the site for existing and new residents

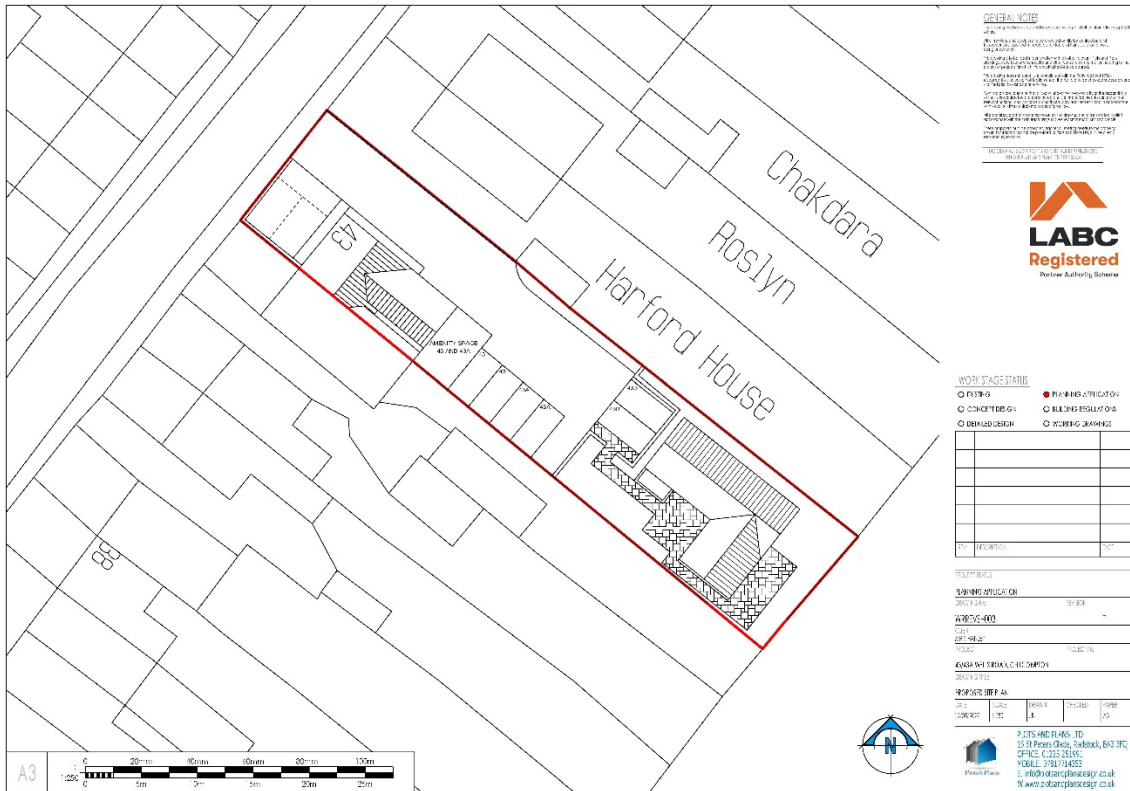
4.0 Movement

A clear layout and hierarchy of streets and other routes help people to find their way around so that journeys are easy to make. Wider, more generous spaces are well-suited to busier streets, including streets served by public transport. They have enough space to create an attractive place for all users. Narrower streets are more suitable where there is limited vehicle movement and low speeds. Mews, courtyards and culs-de-sac will generally only be appropriate at the most local level where there is little vehicular movement.

The design has allowed for a safe urban structure with adequate access to the highway. It creates a common movement framework focusing on people and vehicles within the proposal site. Amble parking is provided for the existing dwellings on site and the proposed dwelling whilst also including visitor parking to avoid any need for on-street parking.

The site is in an established residential area with an infrastructure supported by a public transportation network with ample parking for the proposal.

In well-designed places, people should not need to rely on the car for everyday journeys, including getting to workplaces, shops, schools and other facilities, open spaces or the natural environment. Safe and direct routes with visible destinations or clear signposting encourage people to walk and cycle.



5.0 Nature

Green infrastructure: A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

An Arboricultural assessment is not required for this application with the proposal not impacting any of the existing planting on site.

Sustainable drainage systems: Features designed to reduce flood risk, which is built to receive surface water run-offs, such as constructed wetlands, permeable surfaces, retention ponds, green roofs and swales

Soakaways and permeable paving are proposed for the development to take all stormwater. There is also potential for rainwater harvesting to be included. The soakaway calculations are provided for this application.

The new landscape in the public realm of these existing homes promotes well-being and social interaction. It includes planting small-scale trees and shrubs, new paths, and carefully integrated parking.

6.0 Public Spaces

Well-designed public spaces, particularly streets, are designed to support an active life for everyone and are maintained for continual use. It is important to design them to include all of the users who may wish to use them for activities such as socialising, informal doorstep play, resting and movement. Their success depends on them being fit for purpose, attractive places that people enjoy using.

The site is designed to prioritise a safe relationship between vehicles and pedestrians with a focus on social interaction with proposed planting and the retention of existing landscape features.

The access road, although remaining private, will be constructed to adoptable standards.

7.0 Uses

Although a small development, the two-bedroom dwelling is proposed to allow for the local area's housing needs. The dwellings provide a consistent level of design quality with assessability at the forefront of the design proposal.

ELEVATION A

ELEVATION C

ELEVATION B

ELEVATION D

FLOOR PLANS

1:100

0 20mm 40mm 60mm 80mm 100mm

0m 2m 4m 6m 8m 10m 12m

A3

GENERAL NOTES

WORK STATE STATUS

<input type="radio"/> FINISH	<input type="radio"/> PLANNING APPLICATION
<input type="radio"/> CONCEPT DESIGN	<input type="radio"/> BUILDING REGULATIONS
<input type="radio"/> DETAILED DESIGN	<input type="radio"/> WORKING DRAWINGS

REV	DESCRIPTION	DATE

PROJECT DATA

PLANNING APPLICATION

DRAWING NO: 15/0001

REVISION: 01

WERKSHED

DESIGNER

PROJECT NO: 15/0001

CLIENT: GLENDA WELLS ROAD CHIMSWORTH

DATE: 15/0001

PROPOSED DOOR PLANS AND ELEVATIONS

DATE	15/0001	DESIGN		CHECKED		DATE	
DATE	15/0001	DESIGN		CHECKED		DATE	

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8.0 Homes and Buildings

Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and support the health and well-being of their users and all who experience them. Well-designed buildings also have building safety requirements under other legislation in mind from the outset to provide a safe and secure environment for occupants and users. The proposal will allow access for all emergency vehicles, and the access road will be built to adoptable standards. The dwellings will be built above the minimum specification for building regulations, allowing maximum energy efficiency.

The house frontage is carefully designed with generous windows from habitable rooms, visible and attractive front doors and planting to act as a buffer between the parking and windows.

9.0 Resources

Well-designed places and buildings conserve natural resources, including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net-zero by 2050. It identifies measures to achieve: mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding.

The energy strategy for this scheme will make a major contribution to minimising Carbon Dioxide (CO₂) emissions.

Energy efficiency requires a good standard of design, air tightness, and insulation levels (U-Values). A fabric first approach is therefore being employed for the new dwellings before renewable is considered.

Our energy proposals are based on a high standard of insulation all around with the building fabric u-values given below;

Walls – 0.16 W/m²K

Ground Floor – 0.11 W/m²K

Roofs – 0.11 W/m²K

Windows – 1.4 W/m²K

Doors - 1.5 W/m²K