



Design & Access Statement

Social Housing Decarbonisation Fund - Wave 1
The Crypt, Dymock, Gloucestershire GL18 2AL

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Cover image: Aerial view: The Crypt, Dymock

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Contents

1.0	Introduction	4
1.1	Approach	4
1.2	Works Proposed & Scope.....	4
1.3	Planning Status.....	4
2.0	Site	5
2.1	Location	5
2.2	Flood Risk Assessment	5
2.3	The Buildings	5
3.0	Detail of Proposals	5
4.0	Pre Planning Process	6
4.1	Approach	6
4.2	Involvement	6
4.3	Evaluation	7
5.0	Design	7
5.1	Key Principles – Scale/View Analysis.....	7
5.2	Scope of Works	7
5.3	Proposals Requiring Planning Approval.....	7
5.4	Associated Works Under Permitted Development (2015).....	7
6.0	Conclusion	8
	Appendices	8

1.0 Introduction

This Design and Access statement has been prepared by **gcp** Chartered Architects on behalf of the applicant Two Rivers Housing.

gcp and accompanying consultants are working for Two Rivers in support of the Department for Business, Energy and Industrial Strategy (BEIS) Social Housing Decarbonisation Fund Demonstrator project which is to address multiple social housing properties with a programme of whole house refurbishment to significantly improve their energy efficiency and reduce carbon emissions.

This statement accompanies the full planning application for the external refurbishment aspects of properties at The Crypt, Dymock

1.1 Approach

This Design and Access Statement explains the key design principles that have been used to develop the details of the scheme.

It sets out how the development proposals have followed the sequence of steps outlined in government guidance on Design and Access statements including:

- Assessment
- Involvement
- Evaluation
- Design

The document should be read in conjunction with all the documents submitted as part of the application.

1.2 Works Proposed & Scope

The visible aspects sought in respect of the Planning Approval are the application of external wall insulation with changes to external material finishes.

This project follows from the Initial demonstrator project (Ref: P1316/21/FUL) previously granted permission by the Forest of Dean Council. The scope of works may evolve as works proceed hence this application is for all 3 properties of the Crypt

1.3 Planning Status

Prior consultation with the Planning Authority, as set out in this report, has established that only certain aspects of the proposed works require Planning Approval. Therefore the Design portion of this report presents these first; and then notes the associated works allowed under Permitted Development as supporting information.

2.0 Site

2.1 Location

Set in the Forest of Dean, Gloucestershire, The Crypt lies on the northern edge of the town adjacent to the B1425, which itself bisects Dymock, heading northward towards Preston Cross & southward towards Newent. The Crypt and localized housing are predominantly enclosed terraces in nature, stepping with the hillside, the occasional semi-detached or detached property is present.

Immediate surroundings are open fields & hedgerow boundaries to the north, west & east, the settlement of Dymock is largely located to the south of the site

The Crypt Has open aspect views of fields to the north & east, with views to the west being largely limited to the enclosed estate & boundary hedges / trees of adjacent fields.

2.2 Flood Risk Assessment

The site is located to the west of the river Leadon. The elevated location keeps the site within Flood Zone 1 with low probability of river or sea flooding, as shown in the flood map attached in the Appendix.

2.3 The Buildings

Dwellings In the Crypt were built between 1960 & 1980. They are a range of bungalows and houses; distributed in terrace and semi-detached formations. All are of masonry construction, generally red-multi brick faced, with areas of render panels generally white or cream.

3.0 Detail of Proposals

The proposed works for the dwellings are part of an ongoing initiative towards Zero Carbon by improving their energy efficiency and reducing carbon emissions. These works are funded by the BEIS Social Housing Decarbonisation Fund Demonstrator project which is to address multiple social housing properties with a programme of whole house refurbishment to significantly improve their energy efficiency and reduce carbon emissions. The impact is for change of appearance in the building envelope.

Works to the buildings are set out below. Prior consultation with the Planning Authority, as described later in this report, has established that only certain works require Planning Approval, and these are highlighted in bold:

- Replacement and upgrade and addition of existing internal insulation, subsequent replacement of heating and ventilation systems.
- Refurbishment of the external envelope, including **external insulation finished with render elements** overlaying the present brick external leaf.
- Replacement of all external windows and doors with new A rated products.

4.0 Pre Planning Process

4.1 Approach

In developing the approach to changing the external appearance of the buildings in order to improve their energy efficiency and reduce carbon emissions, various aspects were considered.

The following guidance has informed the development of this application:

- Forest of Dean District Council Core Strategy and Allocations Plan
- Response to the previous demonstrator scheme at All Saints Road (Ref: P1316/21/FUL)

4.2 Involvement

Prior to submitting this planning application, key stakeholders were informed about the proposed works. Stakeholders included the following:

- Residents of Two Rivers Housing properties concerned
- Local Planning Authority – Forest of Dean District Council

There was all round support for the proposal to improve the energy efficiency and reduce carbon emissions and residents have given their support to the works.

The Local Planning Authority have advised upon the scope of works as follows:

[...] "In regards to planning, proposals that demonstrate that their design will result in carbon reduction are supported by both local and national planning policy."

[...] In general, any change to a dwelling that materially alters its external character and appearance will most likely need planning permission. For example, fitting external solid wall insulation, which would give a dwelling a rendered appearance, would significantly change the appearance of a dwelling if it is constructed of exposed brick.

*[...] "In conclusion, your proposal to carry out whole house retrofit works to the [...] dwellings is most welcomed and would be supported by both local and national planning policy. **The majority of retrofit works constitute permitted development, subject to the limits and conditions set out above.**"*

Refer to the Appendix for the previous demonstrator application & works at all saints Road, Blakeney approval received 25.08.2021 (Ref: P1316/21/FUL) works now completed.

4.3 Evaluation

Prior to submitting this planning application, the scope of works has been evaluated using the process of PAS 2035:2019 Retrofitting Dwellings for Improved Energy Efficiency such that the scheme will provide a 'whole house' deep retrofit solution that will be future proofed, ensuring that technological advancements can be easily integrated as they are available.

5.0 Design

5.1 Key Principles – Scale/View Analysis

The proposed works will not be increasing the height or massing of the existing buildings. The main visual change brought about by the works will be replacement of the brickwork main elevations fully with an applied render system (limited areas of rendered panels already presently exist on some buildings) overlaid as refurbishment.

The scale and prominence of the buildings within the surrounding settlement is not increased by the proposals. The uplift of the existing tired exterior will be a positive change for the surrounding streetscape.

5.2 Scope of Works

The scope of works to dwellings may involve some or all of the following works, applied either immediately or in subsequent phases of work:

5.3 Proposals Requiring Planning Approval

- Change of external materials – due to external wall insulation (EWI) application to external facades where the ultimate material finish is then a variation from the present materials (i.e. typically render replacing brick).

5.4 Associated Works Under Permitted Development (2015)

- All external windows and doors being replaced with modern A rated uPVC frames to improve the overall thermal performance of the building. Generally, the proposed fenestration pattern will match that of the existing windows.
- External wall insulation (EWI) applied to all external facades (*where the new material finish varies from the present materials this **material change** (not the EWI itself) is subject to Planning Approval as above*).
- Roof projections at gable ends and stepped abutments between dwellings will be extended by a minimal amount to allow for the additional external wall insulation (EWI) to be applied.
- Construction of a porch outside any external door of the dwellings.
- Heating system replacement which may involve addition of external air source heat pump units, sited appropriately for low visual impact.

6.0 Conclusion

The energy efficiency improvements will aid residents in reduced energy bills, increase comfort, and reduce carbon emissions. Overall, the proposed works will have a positive impact on both the residents and the broader neighbourhood.

Appendices

- Flood Risk Map for GL18 2AL dated 23rd August 2022
- Planning application response letter dated, 25.08.2021 Ref: P1316/21/FUL, previous demonstrator project at All Saints Road, Blakeney.

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