

## Design and Access Statement, 2 Exeter Road, Silverton

We are a local family replacing our cold and damp prefab bungalow with a self-build home.

Having researched the history of the plot at 2 Exeter Road, we have discovered that it was originally the site of 6 cottages. There is a later reference to a house owned by a relative of Michael Faraday, which burned down in the 1930s. The current prefab bungalow was erected in 1956.

We have designed our home to be visually attractive and to be well-integrated into the surrounding area. For example, we have chosen a block and cream-coloured render finish similar to nearby cottages with brick windowsills to match the buildings opposite. The roof materials, grey slates with a red clay ridge, also match detailing on local properties.

As a local family we are keen that our property enhances the immediate area and that we are mindful of any potential effects on our neighbours. We have made the height of the property one and a half storeys by using some of the roof space for the bedrooms. We have not used upstairs windows on the north or south sides of the property, so avoiding any adverse effects on our neighbours' privacy. Instead, we have added a roof Velux and sun tube for additional natural light. We have sited our new home further back on the plot than the existing property. This will increase the privacy of the houses opposite ours and will also allow us to continue living in the existing property until we have built the new one. We have been careful to consider trees that might be impacted by our new dwelling and have commissioned a tree survey from East Devon Tree Care. As a result of this survey, we have positioned our dwelling away from the root protection zone of the copper beech tree in the garden of our neighbour at 4 Exeter Road.

Our new home has a high-quality and sustainable design. It is just large enough for our current needs and is therefore affordable for us. Building a one and a half storey property will give it a similar footprint to the prefab bungalow, whilst providing suitably sized rooms and sufficient living space for family life. As we expect to continue living in the property for many years, we have also included a downstairs bedroom and bathroom should we need these as we become older. The existing property is no longer fit for purpose as a dwelling. It has an EPC rating of G. Being constructed to current building regulations, the new property will be much more energy efficient.

In our original Planning Application, we had included the construction of a building to be used as a store and hobby area and intended to demolish the existing prefab bungalow. After further consideration, we are proposing keeping the prefab bungalow and repurposing it as the store and hobby area. Whilst it is no longer suitable as a dwelling, the bungalow would be acceptable as a store/hobby area. This is a much more environmentally sound course of action. We would not be sending the demolished bungalow to landfill, and we would be producing far less carbon as there would be no need to construct a new store/hobby area. The extra storage provided by converting the existing building will allow us to realistically consider greener sources of energy, such as solar panels with storage batteries. It already has electricity connected should we wish to charge electric vehicles on our drive. The extra space will also allow us to store our homegrown vegetables and to dry washing when it's raining without resorting to a tumble dryer. We will have an area adjacent to it to store our recycling boxes and brown bin.

The site is outlined with several Devon banks. We will be retaining all of these and have already started planting them with managed native hedges, shrubs and trees.