



APEX

ARCHITECTURE

DESIGN, ACCESS & PLANNING STATEMENT

FOR

'The construction of a detached three bedroom dwelling with associated parking and landscaping'

Land adjacent to Windy Ridge,
High Street,
Drybrook,
Glos. GL17 9EU

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Design and Access Statement:

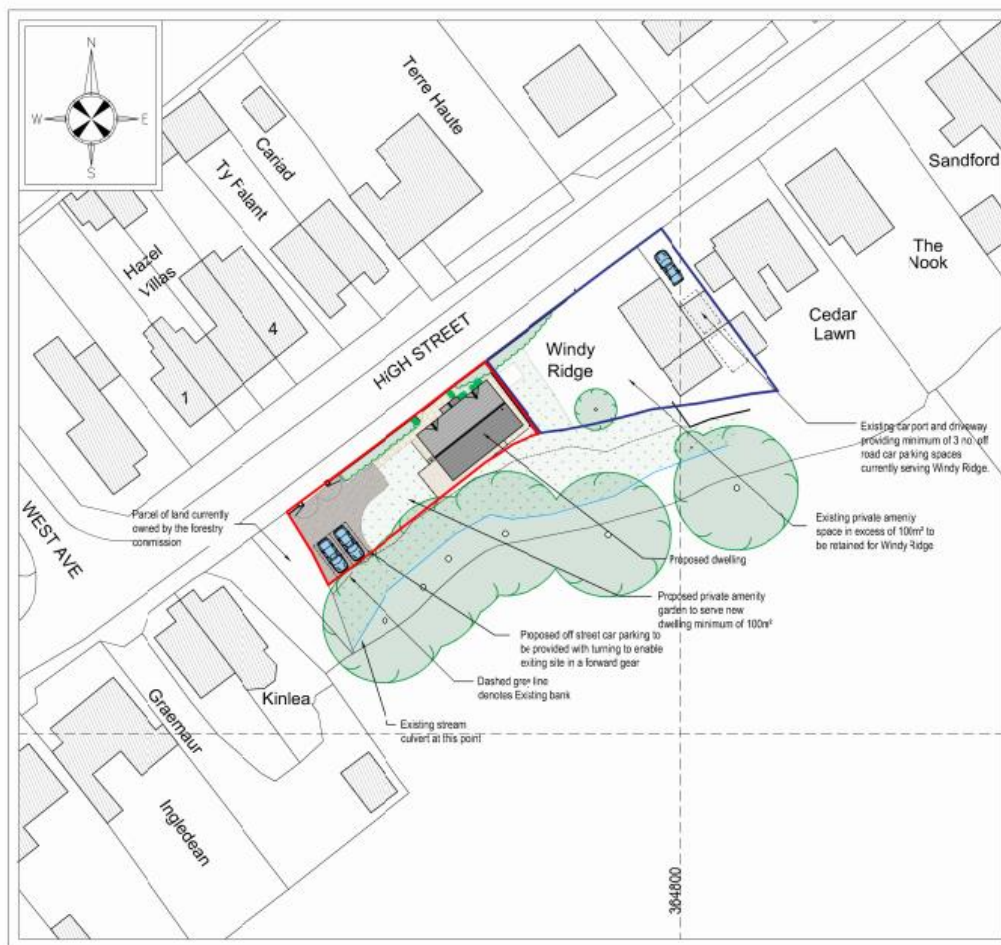


The construction of a detached three bedroom Dwelling, with associated parking and landscaping at: Land adjacent to Windy Ridge, High Street, Drybrook, Glos. GL17 9EU

1. Introduction

This Design & Access Statement has been prepared by Apex Architecture Limited and is intended to support the Full Planning Application for the construction of a new dwelling on land adjacent to Windy Ridge, Drybrook.

The Proposed Block plan is shown below:



The Design & Access Statement has been prepared in line with government guidance which advises that such statements be submitted with the Planning Application and states that proposed developments should be considered in relation to the wider context, and not just the development site and its immediately adjacent buildings.

The report should be read in conjunction with other material submitted:-

- The full planning application forms
- The application drawings
- Ecology assessment/report
- Biodiversity checklist

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2. Background of Site and Overview of Proposal:

The site is located within the defined settlement boundary for Drybrook and Harrow Hill. The site is served by the class 3 road 'High Street' which has a 30mph speed limit. The gradient of the road rises to the North East.

The application forms part of the residential curtilage of Windy Ridge, the main land use surrounding the site is residential, with a variation of different style and scale of properties.

The site consists predominantly of grassed areas and is directly adjacent to a mature tree lined water course with sloped banks situated outside of the site boundary.



3. Planning History:

Permission in principle for proposed residential development for 1 dwelling.

Date: **Dated 19th April 2022**

Ref no: **P0370/22/PIP**

Status: **Consent**

4. Amount of Development:

The proposal will involve the construction of a detached two storey house, with three bedrooms. Due to the natural gradient of the site, the proposed dwelling will be partially set into the site with the addition of a new retaining wall to the North East boundary retaining the garden of the existing property Windy Ridge.

The gross floor area of the proposed dwelling is 132m², the overall site measuring 302m².

In terms of size and scale, the proposed dwelling will not be dominant and sits harmoniously between the neighbouring properties following the gradient of the existing street scene.

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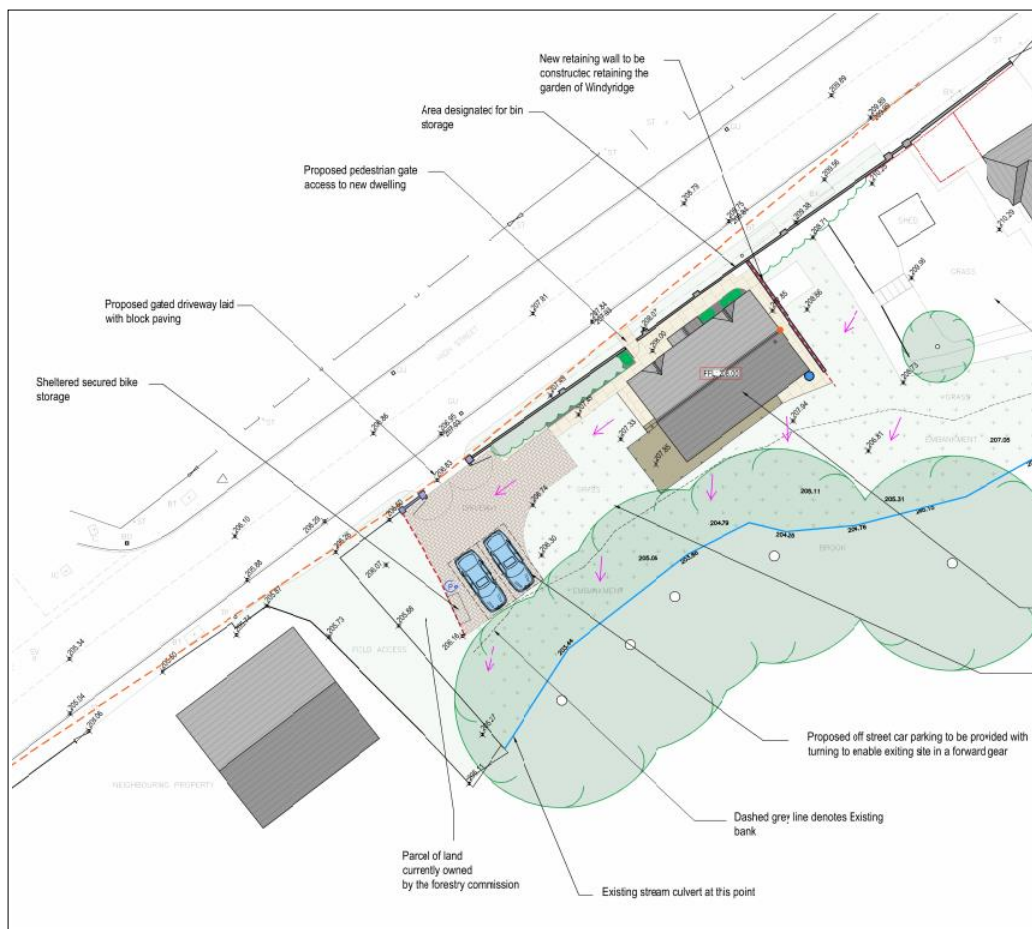
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5. Layout and Design

The site layout provides the most logical approach to the positioning of the new dwelling. The house is slightly set back from the edge of the pavement and the front elevation faces the highway to mimic the majority of the neighbouring properties. A pathway has been maintained to the perimeter of the dwelling and a small raised deck for indoor/outdoor living with steps leading to a lower level grassed amenity area.

The proposed dwelling and layout of the site has been designed to protect the amenities of the properties either side. There are no windows proposed on either of the side elevations that would have the potential to overlook the properties situated either side. The proposed dwelling has been sited to screen the potential views of the site from the more elevated first floor windows of Windy Ridge to protect the proposed private amenity space. There is one window to the first floor gable end of Kinlea which looks towards the proposed site. There is an access track, parcel of forestry land and the proposed car parking area between this and the proposed amenity space for the proposed dwelling some 16m away. We are also led to believe that this window does not serve a habitable room from the dwelling.

Please refer to site plan below:



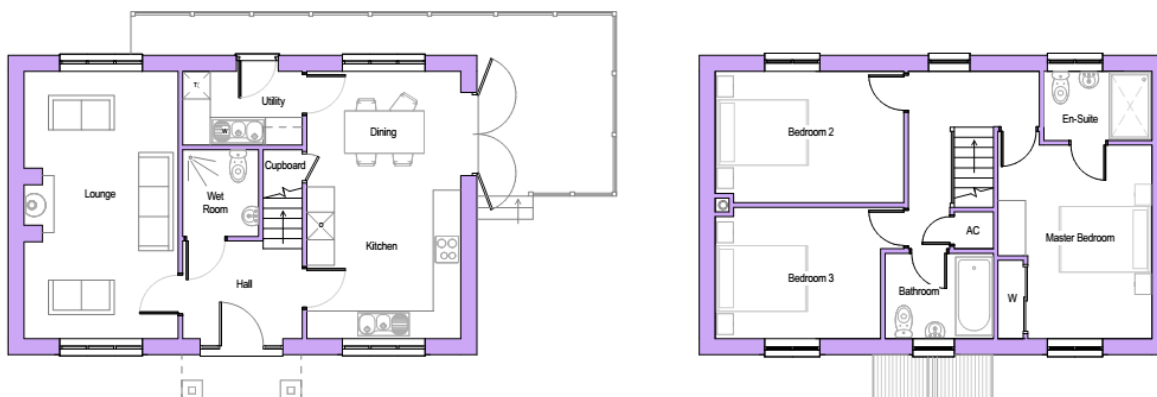
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The proposed layout will provide an efficient three bedroom detached property, providing an open plan Kitchen/Dining space, with separate Utility, wet Room and Lounge on the Ground floor, with three well sized Bedrooms, Bathroom and En-Suite on the First Floor.

Refer to floor plans below not to scale:



The front elevation of the proposed property has been designed in keeping with other recently new build properties along the High Street with the finishing materials to be similar in appearance.



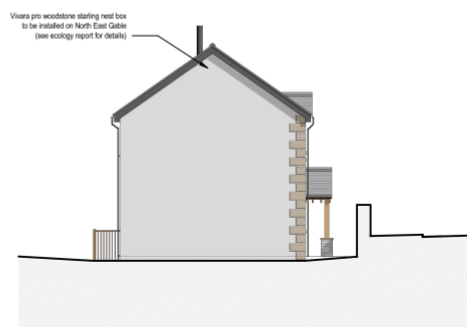
FRONT ELEVATION - North West - Scale 1:100



SIDE ELEVATION - South West - Scale 1:100



REAR ELEVATION - South East - Scale 1:100



SIDE ELEVATION - North East - Scale 1:100

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6. Scale, Massing & Finishes

The high street has a mixture of bungalows, 1.5 and 2 storey dwellings. We feel the 'natural infill' and topography of the site would support a two storey dwelling as the proposed street scene drawing demonstrates. The proposed development would be sited between Windy Ridge - a 2 storey dwelling, Kinlea - a 1.5 storey dwelling and sited directly opposite both Cariad and Ty Falant both of which are also 2 storey dwellings.

The materials for the proposal have been carefully selected to ensure it is in keeping with its surroundings, with properties largely finished in render or facing brickwork with slate tiled roofs. The proposal is traditional in style, with features including Stone Quoins, timber porch, stone window cills and lintels with a through colour render finish.

The gross floor area of the Ground floor will be 66m², and the First floor also 66m².

7. Landscaping

A new driveway with turning and pedestrian access will be formed through the existing brick wall boundary directly accessed off The High Street. The driveway will be laid with permeable block pavements and the pathways will be laid with permeable patio slabs.

A new composite raised deck is proposed wrapping around to the rear elevation with steps formed to provide access to the lower level of the garden area. The remainder of the site will be grass with residential planting as necessary. The North Eastern Boundary between the proposed site and Windy Ridge will be a partial retaining wall with a 1.2m close board fence on top. A new 1.8m close boarded fence will be erected on the South Western boundary. The North West boundary of the site will retain the existing brickwork boundary wall and hedgerow where shown. No physical boundary is proposed to the South Eastern boundary with the sloping bank towards the stream, as the topography of the site naturally defines this boundary.

Bin and recycling storage facilities have been provided as shown on the plans.

8. Energy Efficiency

The proposed dwelling will have insulated floors, walls and roof that are of a higher standard than that of the minimum requirements of Building Control. All new sanitary ware will be low flow to reduce water consumption, and all new lighting will be energy efficient. Throughout the construction of the development, the new materials required will be sourced locally when possible to ensure transportation and emissions are kept to a minimum.

The large trees on the adjacent bank line and the orientation of the dwelling does not lend itself towards solar PV panels.

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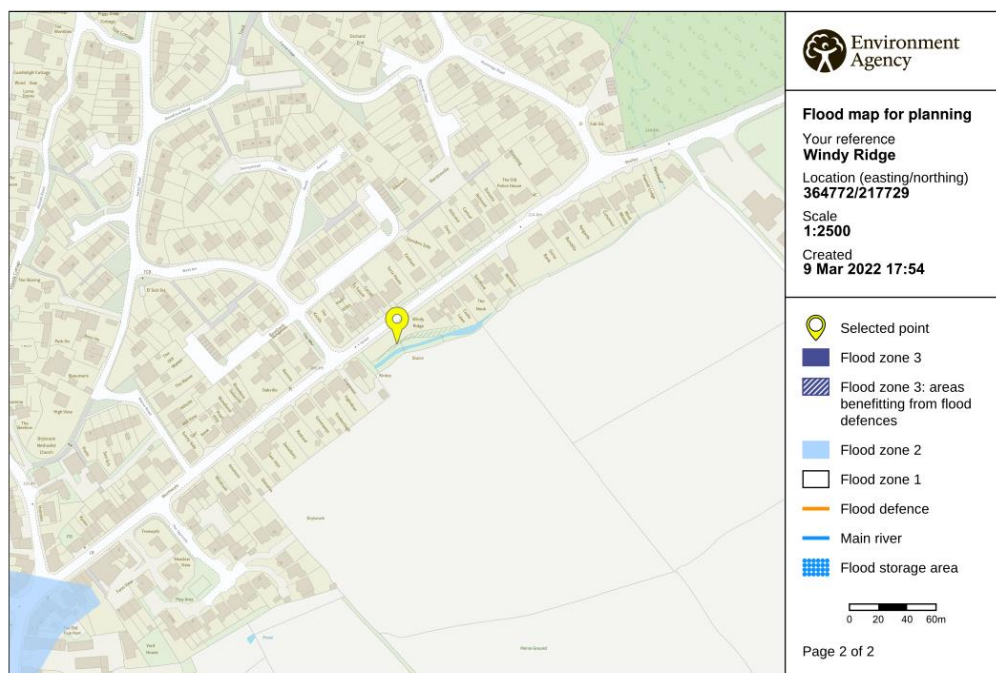
9. Drainage

There is a mains foul sewer located in the High Street road to the West of the site, and the proposal is to connect into this. Surface water will be designed as per FODDC guidance document for one dwelling developments. It will likely take the form of controlled attenuation with an outfall to the adjacent water course.

Flow exceedance routes have been shown on the drawings. A water butt will be installed as part of the development.

10. Flood Risk Assessment

As per the environment agency flood risk map below, the site is located within flood zone 1 and is therefore not within a designated flood zone.



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11. Ecology

A full assessment and survey has been carried out by 'Environmental Methods', and the report has been submitted as part of the application

Protected Species

Bats: The report concludes that no roosting features are present for Bats, and therefore no further surveys are required.

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Great crested newts: “There is negligible probability for GCN to be present at the development site.”

Nesting birds: “One Vivara Pro Woodstone Starling Nest Box to be permanently installed onto the North East Gable Façade at eaves level or above”

Lighting: “The site is currently moderately lit at night due to light spill from adjacent houses on either side. Any new external lamps installed on all but the north façade will be PIR-activated and 40w max (6w LED equivalent) ~400 lumens (warm white 2700k to avoid blue-white wavelengths). They will be set to deactivate after two minutes max, with a cowl to direct light downwards (no more than 70o).”

12. Access

A new driveway and turning will be formed through the existing brick wall boundary accessed directly from The High Street. New timber gates are proposed with a 180 degree swing and fixed on the internal face of the new brick pillars allowing more room for manoeuvring within the turning area, and designed so they do not swing out onto the pavement or highway.

The site will accommodate at least two parked cars with sufficient space to turn and leave in a forward gear whilst retaining 3 no. off road car parking spaces currently serving Windy Ridge. The existing car port, driveway, vehicular and pedestrian access arrangements for Windy Ridge are maintained.

An area has been designated to provide space on site for separate cycle storage for a minimum of 2 no. bicycles.

The proposal would not result in an unacceptable impact upon highway safety or result in severe impact upon the surrounding road network.

13. Conclusion

The application site lies within the defined settlement boundary, and a 'Permission in principle' has already been granted for one dwelling to be built.

The scheme represents high quality design, which successfully integrates with the surrounding built environment. The proposal will not have any adverse impacts with regards to residential amenity; highways; biodiversity; flooding or drainage. The application accords with the provisions of the development plan and represents sustainable development as defined by the framework.