DAS379A
DESIGN & ACCESS STATEMENT

Replacement Dwelling at
116 Oliver's Battery Road South, Winchester, SO22 4HB.

Location & Context

Oliver's Battery is a low-density residential parish of Winchester, located on the southwest fringe of the City, projecting out between Winchester Golf Club to the north and Oliver's Battery Recreation Ground and open fields to the South and West. The area is well served by transport connection links to surrounding local towns and villages by multiple 'A' roads, the M3 & Winchester Rail Station. In the immediate locality there are a variety of local shops within walking distance, along with a larger Supermarket just a few minutes away by car and a wealth of amenities within the Winchester local district. The area comprises a mix of single storey, chalet bungalow and 2 storey housing, most of which sit on generous plots with sizable driveways and garages. Over recent years, many of the original single storey dwellings have been enlarged both in footprint and overall height, to provide more generous family oriented dwellings and this is true of many dwellings immediately in the vicinity of 116 Oliver's Battery Road South, notably nos. 120, 122 & 124 which have all undergone significant expansion.

Site

The site is located to the Eastern side of Oliver's Battery Road South, the existing dwelling is set well back from the road within a generous plot which backs onto the equally generous gardens of the houses to the rear on Compton Way, leading to little if any rear overlooking. The existing dwelling consists of a 4 bedroom chalet bungalow faced in brick with concrete tiled roof, a gabled front with further hipped roof form and dormer to the rear, with 2 bedrooms and bathroom at 1st floor. A previous single storey extension to the rear has created an essentially 'L' shaped footprint for the dwelling. The plot area is approx. 805m^2 and the existing dwelling GEA 143m^2.

Design Proposals

Following the recent grant of planning permission to extend and significantly alter the dwelling (application ref 22/00354/HOU), the condition of the existing dwelling has been more closely examined and deemed more appropriate to be entirely rebuilt. Therefore this application seeks permission to replace the existing dwelling with the same essential design as approved under application 22/00354/HOU, but now incorporating significantly upgraded energy efficiency measures. The proposals now include an increase levels of insulation throughout, plus ASHP for space heating, eliminating the need for a gas fired central heating system, along with increased solar PV, which will significantly reduce the future carbon emissions of the replacement dwelling.

The proposed design remains as a 1.5 storey main dwelling with asymmetric double-gabled front elevation, linked by a central recessed mono-pitch roof, with the single storey rear element incorporating a green sedum room, reducing potential overheating and providing additional opportunity for biodiversity.

No changes to positioning within the plot are proposed for either the dwelling or the detached garage from the original application, with design materials also unchanged.

The proposals are shown on drawings numbered 379_04A & 379_05A and indicate the proposed replacement dwelling along with the proposed detached garage and site layout.