

# Residual Design & Access Statement

*for*

**Reserved Matters Application  
Erection Of A Single Dwelling**

*at*

**1 Roseberry Cottages  
Highbury Street  
Coleford  
Radstock  
BA3 5NX**

*for*

**Mr Austin**

## 1.0 Introduction

- 1.1 The applicant, **Mr Austin** has commissioned **Wright Consult Ltd** in conjunction with **Tor Architectural Services** to prepare and submit a Reserved Matters Application to the Local Planning Authority at **Somerset Council**, for **Erection Of A Single Dwelling at 1 Roseberry Cottages, Highbury Street, Coleford, Radstock BA3 5NX**.
- 1.2 This Residual Design & Access Statement is intended to only supplement the original Design & Access Statement submitted with the original Outline Planning Application, submitted under Planning Reference: 2021/2676 and approved on 3 February 2022. This statement covers issues relating only to the detail design submitted with this application (the residual design issues), those being:
  - a. Layout
  - b. Scale
  - c. Appearance
  - d. Access

***Please Note:*** The matter of (e) Landscaping is to be covered by a condition for subsequent discharge
- 1.3 The application consists of a single detached dwelling with off road parking and a modest garden/ recreation area.
- 1.4 The application is accompanied by plans showing the proposed dwelling.
- 1.5 This written statement along with the drawings, demonstrates this proposed development to be sympathetic to its location, whilst providing an additional family home.
- 1.6 The basis of this proposal meets with the overarching aims of the NPPF, Planning Practice Guidance, the Somerset County Council District Wide Parking Strategy, the Manual for Streets and the Mendip District Local Plan, in particular Policies CP1, CP2, CP4, DP1, DP4, DP5, DP6, DP7, DP8, DP9, DP10, DP19 & DP23.

## 2.0 Residual Design

- 2.1 A 3 bedroom dwelling laid out over two floors is proposed. This falls within the scope suggested at the time of the Outline Planning Application.
- 2.2 Materials are proposed, as follows:
  - Roof : Double Roman Concrete Tiles To Match Those Used Nearby
  - Walls : Reconstituted Stone
  - Joinery: PVCu

The proposed materials are commensurate with dwellings in the vicinity and detailed specification and sample can be secured by condition if the Local Planning Authority desire.
- 2.3 This accords with the overarching aims of the NPPF and the Mendip District Local Plan, in particular Policies CP1, DP1 & DP4.

### 3.0 Access

- 3.1 Any development should look to provide safe access to and from the application site and provide the required parking and on site turning.
- 3.2 The layout provides for 3 car parking spaces and 3 bicycle parking spaces as shown on the application drawings (Site Plan). The layout remains the same as that shown at Outline Planning stage.
- 3.3 It is not proposed to install any gates at the point of access. The first 6m of driveway from the highway will be laid to a solid surface to prevent the spill of any clean stone onto the highway and if the driveway falls towards the highway, then a continuous drain at the junction of the highway and driveway must be installed to prevent rainwater running off the driveway onto the highway. The drain, if installed, **MUST NOT** connect to any highway drainage system and should connect to an on-site soakaway, which should be subject to ground infiltration testing and approved by Building Control.
- 3.4 Parking standards are in line with Somerset County Council, County Wide Parking Strategy for residential use and based on red, amber and green zones, of which this location is a 'green zone', requiring:
  - ✓ 3 bedroom dwelling = 3.0 car parking spaces + 3 bicycle spaces
- 3.5 Parking spaces will be a minimum of 2.4m wide and 4.8m long, except for where parking spaces abut either a garage door or a wall, where the length should be increased to 5.5m.
- 3.6 An electric vehicle charging point should be installed adjacent the parking area to enable charging a range of electric vehicles. This should ideally be positioned so that it can be used to facilitate charging of more than one parking space, without the need to move cars.
- 3.7 Adequate space will be provided within the curtilage of the site to store recycle and refuse containers. Please see Site Plan.
- 3.8 This accords with the overarching aims of the NPPF and Mendip District Local Plan, in particular Policies CP1, DP1 & DP9 & DP10, as well as the Somerset County Council Somerset Wide Parking Strategy and the Manual for Streets.

### 4.0 Energy

4.1 All new development should look to minimise energy usage by way of design. The following principles should be adopted with any detail design and any opportunity to upgrade sustainability credentials be incorporated:

- ✓ limit energy usage by design
- ✓ limit energy usage by using high levels of insulation
- ✓ ensure that any energy that is required, where possible comes from sustainable and renewable sources

4.2 *In orientating a building, opportunities should be taken to ensure that energy usage is limited by way of making best use of the path of the sun for heat and natural light.*

The orientation is constrained by the limited site size and orientation of other dwellings in the street; however, the design makes best use of the path of the sun within those constraints, with a north/ south orientation.

4.3 *Rooms should have large areas of glazing to allow natural light to enter the property and reduce the need for artificial lighting. Large windows also provide good visual links to the private garden, which in turn not only enables supervision of younger family members, but also enables the family unit to interact with the garden irrespective of weather.*

Large glazed areas ensure that the proposed dwelling benefits maximum exposure to natural light.

4.4 *Buildings should be insulated to a high standard. High levels of insulation limit energy usage.*

The development will incorporate high levels of insulation within floors, walls, roof and windows so that energy usage is minimised and this will exceed the minimum standards required in the Building Regulations.

All pipework will be lagged with high performance insulation.

4.5 *Energy Usage in a building can be provided by renewable and sustainable energy sources and limit the use of fossil fuels. Where fossil fuel usage is required, this can be limited by the use of efficient appliances and low energy lighting.*

Current options being considered are a highly energy efficient small boiler supplemented by solar panels, or an air source heat pump system.

The heating system will be controlled by temperature and zone thermostatic controls.

Lighting throughout a property will be either dedicated low energy or LED lighting. External lighting will be provided to enable security and safe access during the hours of darkness. External lighting will incorporate passive infra red detectors and timers, so that their use and duration will be limited. All external lighting will be shielded from the night sky as so to limit light pollution.

All built-in appliances will be of the highest energy efficiency rating available and not be less than A+ rated.

An external retractable clothes drying will be provided in the small northern garden area to limit the need to use energy for drying clothes

- 4.6 *Savings in water usage can be made by limiting water use and recycling water where feasible.*

Energy saving appliances that use water, such as low water usage washing machines and dishwashers can aid such an aim and appliances proposed will not be less than A+.

Faucets should be of the spray variety and toilets will be dual flush in order to minimise water usage.

Surface water should be piped to soakaways, with downpipes incorporating the facility to draw off water to individual water storage facilities (water butts) and this water in turn can be used in the garden of the property for irrigation purposes, or as a grey water system.

- 4.7 *Transport should look to reduce the use of the private motor car, promote public transport and encourage the use of cycling and walking for shorter journeys. Access should be available for all.*

Parking will be provided at any property for cars and bicycles. An electric vehicle charging point (32amp/ 7kva) will be installed

Access to a property should be provided using level thresholds to provide easy access; light fittings and power sockets will be located at a height of between 400mm – 1200mm to allow easy reach for people with disabilities and the ambulant disabled. Level or slightly graded external pathways will allow access around the property whether on foot or using personal wheeled access equipment.

- 4.8 *Waste should be recycled wherever possible and facility to store general waste and waste for recycling should be provided.*

Waste and recycling bin space will be provided.

- 4.9 *Consideration should be given to construction, as recycling existing materials on site, use of recycled and recyclable materials in construction, along with sourcing materials and labour locally can reduce waste and energy consumption.*

There are limited materials on site that can be recycled.

The area is a significant producer and manufacturer of building materials and there are a number of builder's merchants and reclamation yards within the local and wider area that can supply materials for the development.

Further, any construction waste should be separated for recycling purposes as this will reduce the need for landfill.

The applicant supports the use of local labour and there is a wide range of building contractors and tradesmen within the immediate and wider Somerset area that can provide the necessary labour.

#### 4.10 *General*

The walls between rooms should be either dense concrete block or insulated studwork to limit the passage of sound.

The compilation of the respective technical documentation for appliances and equipment within each property should be provided upon completion so that all users can operate the equipment properly and enable even non technical users to have the ability to make best use of all facilities, in particular those which save energy. This guide should also include for relevant information on surrounding facilities and public transport.

The property should be secured to a high standard with high security locking and deadlocks, safety chains and window locks. Ideally an alarm system should be installed at the time of construction.

#### 4.11 *Sustainability Summary*

Sustainability Principles:

##### **Construction:**

- ✓ sourcing materials locally and ensuring that indigenous construction materials are employed wherever possible
- ✓ source labour locally
- ✓ use of recycled/ reused or renewable materials where practicable

##### **Usage:**

###### Energy

- ✓ using natural daylight as much as possible
- ✓ solar shading with coated glass
- ✓ double glazing
- ✓ high levels of insulation
- ✓ high efficiency boiler or air source heat pump
- ✓ investigate use of non fossil fuel energy creation with PV solar panels
- ✓ heating system to be thermostatically controlled and zoned
- ✓ low energy lighting
- ✓ economic use of floor space
- ✓ provide space for recycling domestic refuse

###### Water

- ✓ dual flush toilets
- ✓ spray taps
- ✓ rainwater used for irrigating the garden (water butts)

###### Travel

- ✓ space provided for working from home
- ✓ good communication links (broadband etc)
- ✓ good links to public transport
- ✓ space provided to store bicycles

4.12 This accords with the overarching aims of the NPPF and Mendip District Local Plan, in particular Policies CP1, DP7, DP22 & DP23.

## 5.0 Policy Summary & Conclusion

- 5.1 We respectfully put to the Local Planning Authority that this proposal accords with the overarching aims of the National Planning Policy Framework (July 2021) and the Mendip District Local Plan 2006-2029 (December 2014) and therefore ask the Local Planning Authority to conditionally approve this application on its significant merits, which looks to provide an additional open market family dwelling of the size and type in high demand across the authority area.