

# Design & Access Statement

## Incorporating

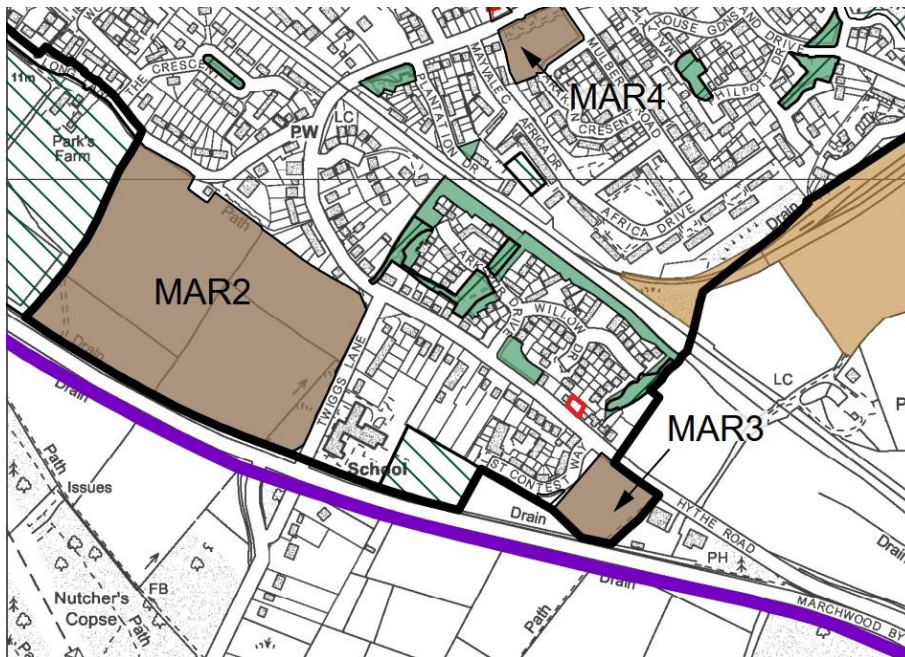
# Renewable and Low Carbon Statement

Application No. 23/10887

Land Adjacent to Aspen Cottage  
Hythe Road  
Marchwood  
SO40 4WU

### Site Location & Description.

The site is located within an established residential area, within the Marchwood defined settlement boundary. The site is within close proximity to two sites allocated for residential development within the extant Local Plan (MAR2 & MAR3).



Extract from Map 2 Marchwood, Local Plan Part 2 (2014) – approx. site outlined red.

The site fronts Hythe road and is located between existing dwellings. To the rear of the property are residential gardens of properties fronting Willow Drive and Spindlewood Way.

### Planning History.

The proposed dwelling is of the same floorspace, design and layout as that proposed under consented application no. 18/10888. The currently submitted application includes minor modifications including the removal of the proposed car port, the addition of a bit and bicycle storage facility and other minor modifications required for adherence to building regulations.

## **Access & Parking.**

The application makes provision for the parking of three cars to service the proposed dwelling, including sufficient turning area to enable all cars to access and egress the site in a forwards direction. Covered secure storage is provided for bicycles.

An electric vehicle charging point is provided.

The site is located within a 100m level walk of a bus stop (The Pilgrim Inn), which is served by Bluestar bus services 8,9, 538, 539, 625 and 626.

## **Design.**



The proposed dwelling is of a materially similar configuration as that previously consented for the site in January 2020. Proposed alterations to the dwelling from that previously consented include minor changes to reflect the transition from the more traditional design of the neighbouring property Aspen Cottage that of the more contemporary nos. 1, 2 & 3 The Avesburys (consented November 2007). It is proposed to omit the carport that was included within the previously consented application to increase the visual separation of the dwelling from the neighbouring Aspen Cottage within the streetscene. Photovoltaic solar panels are proposed as an addition to the southern roof slope.

The design incorporates passive features, including southern orientation, to minimise the requirement for artificial light and to maximise the utilisation of solar gain to reduce heating and cooling requirements. Principle habitable rooms benefit from a southern aspect, ensuring that the use of daylight within living and bedrooms is optimised. French doors from both the kitchen and living room seek to maximise light and provide natural ventilation.

## **Construction.**

Construction of the proposed dwelling will seek to take into account the Enhanced Construction Details guidance provided by the Energy Saving Trust and will exceed the current building regulation part L requirement. Through the use of thermally efficient materials and improvement to the air tightness, the building will achieve enhanced U values.

## **Renewables.**

The building will make use of photovoltaic solar panels on its southern roof aspect.

## **Sustainability.**

The proposed dwelling will make use of the following to achieve a high level of sustainability:

- Utilise high efficiency gas (min 90% efficiency) or electric boiler,
- Incorporate a high level loft, wall and floor insulation,
- Utilise enhance double or triple glazing,
- Utilise technology to ensure efficient heating control, including the use zone controls,
- Make use of grey water systems to reduce clean water consumption,
- Installation of energy efficient appliances and lighting, and
- Enhance construction to reduce air leakage.