

Land at Milbury Heath, Buckover, GL12 8QN

Proposed new dwelling



Design and Access Statement

southpoint!

INTRODUCTION

Permission in Principle was granted in June 2023 for the erection of a new dwelling. This statement has been prepared as part of the planning application to provide the required technical details.

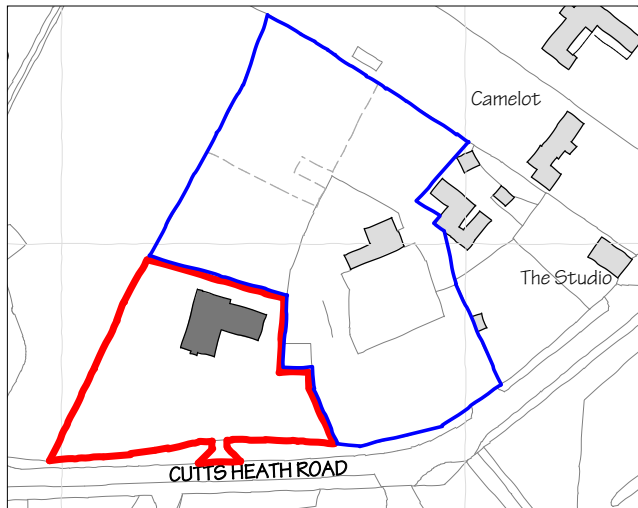
It comprises the following sections:

DESIGN STATEMENT
ACCESS STATEMENT
ENVIRONMENTAL STATEMENT

A separate Planning Statement demonstrates that the proposed development complies with relevant Local and National Planning Policies.

Proposal

The proposed building is a detached, self-build single family dwelling with garden and parking for the applicant and their family.



Site location (NTS)

Site

The site is the southwest corner of a large parcel of land owned by the applicant situated on the edge of the scattered development of the hamlet of Milbury Heath. The main cluster of dwellings in the hamlet is to the northeast of the site, with some isolated larger dwellings in large plots to the south of the site.



View of access to Cutts Heath Road from site

The site is flat, previously developed land with parts of fixed surface infrastructure including hardstanding and the concrete base of a lightweight structure from former commercial use still existing.



View of site from east

DESIGN STATEMENT

There is a belt of tree and shrubs adjacent to Cutts Heath Road. The west boundary of the application site includes stands of overgrown leylandii hedge. On the other side of this boundary is a large grassed area with mature trees and shrubs, sloping down to the A38. The boundary to the north is a timber fence, beyond which is in open grassed area. To the east is an area of vehicle parking.



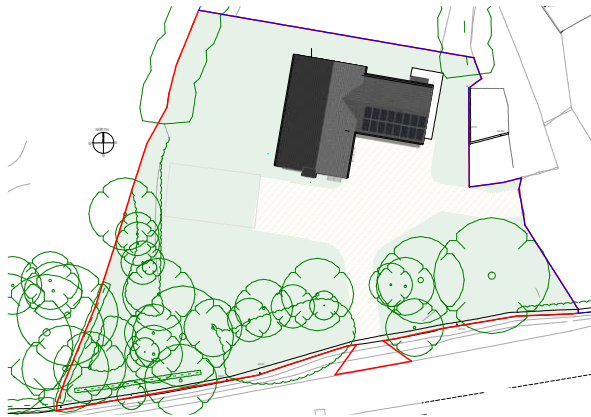
Aerial view of site © Google June 2023

Location

Thornbury is the nearest town to the site with a full range of retail, leisure and medical services. The centre of the town is around 2 miles from the site (36 minutes on foot/11 minutes cycling) and the nearest bus stops are on the outskirts

DESIGN STATEMENT

of Thornbury (20 minutes on foot). The nearest mainline railway station is at Yate, approximately 5.2 miles away, which is served by frequent intercity and cross country services.



Site Plan NTS

Amount of development

- The application site has an overall area of 2265m². (Refer to drawing 281.PL50)
- The floor area of the proposed new dwelling, excluding the garage, is 284.5m². (Refer to drawing 281.PL51)
- The overall dwelling size, room sizes, ceiling heights and storage provision are in accordance with the *Department for Communities and Local Government Technical housing standards – nationally*

described space standard.

- The footprint of the proposed building is 222m² which is 9.8% of the plot.

Scale:

The scale of the building and plot is in keeping with the detached houses with large plots to the south of Cuttsheath Road

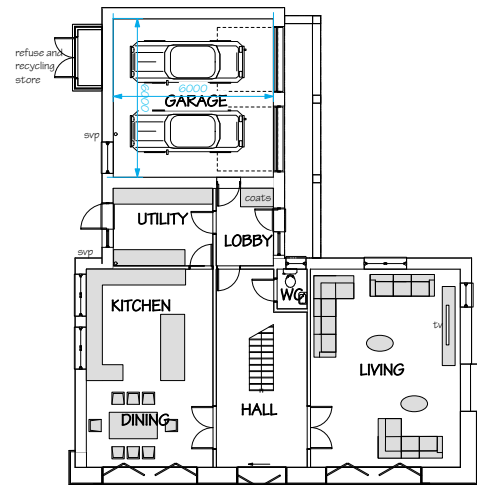
The proposed new dwelling is of typical height and scale for a two storey domestic building and

leaves a generous sized plot with ample space for amenity and leisure use.

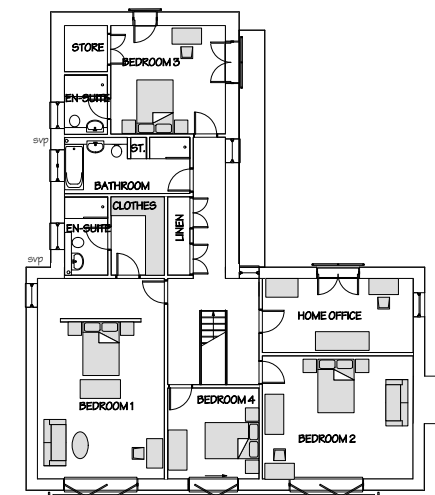
Layout

The principles behind the layout of the site are as follows:

- The house is positioned at the north east part of the plot allowing the building and hardstanding to be on the previously developed area of the site, avoiding the belt of trees and shrubs adjacent to Cuttsheath Road



Ground floor plan NTS



First floor plan NTS

DESIGN STATEMENT



Sketch view from northwest of proposed building and allowing a generous garden aspect to the principal west facing rooms, which take advantage of afternoon sun and views over the Severn Vale. Habitable rooms are at least 26m from the road.

- Parking and turning is located on the south side minimising the area of hard standing needed.

The principles behind the layout of the building are as follows:

- The principal rooms are oriented to take advantage of afternoon sun and the views towards the Severn Vale.
- A central circulation space runs east west on both floors, with rooms double stacked in the main wing, a logical and efficient arrangement.

Appearance, Detailing and Materials

The nearest houses are predominantly clad in either natural stone or white render. A simple contemporary style building using similar materials is in keeping with the local area.

The building is conceived as two volumes, which breaks up the mass. At right angles to the main part of the building is a garage wing with accommodation over. This is set below a lower roof, which reads as subservient to the main part of the building.

The predominant cladding material is a pale coloured render. This is less dominant than white render. A band of stone wraps around the ground floor of the west elevation and clads the large chimney on the south elevation.



Sketch view from southeast of proposed building



Sketch view from northeast of proposed building. This provides visual interest and reinforces the importance of the principal elevation. The upper floor of the garage wing is clad in boarding, which gives a lightweight appearance and emphasises that this is a secondary wing.

The west elevation has full height openings on both floors to make the most of views across the Severn Vale, with a balcony on the upper floor.



Sketch view from southwest of proposed building

Trees and Ecology

A tree survey to BS 5387 has been carried out. It is intended to remove some of the overgrown leylandii to the west to allow wider views from the new building.

The site has a low ecological value and as such the proposed dwelling will not adversely affect the biodiversity of the site. A number of biodiversity enhancements are being made including the provision of bird and bat boxes on the building and native tree and hedge planting.

Boundary treatments

- The proposed boundary treatment will be 1.8m high close boarded timber fence.

Amenity

Amenity of neighbouring buildings

There are no dwellings within 55m of the proposed new dwellings so there will be no adverse effects on the amenity of neighbours.

Amenity of proposed dwelling

The small garden centre adjacent will not generate significant noise or nuisance and will only be open during daytime retail hours. The principal rooms of the proposed dwelling face away from the garden centre.

The mature landscape along Cuttsheath Road, which is being retained, screens the house from the road and follows the character of the houses opposite, which are also set back from the road.

Access to and from the plot

A 3.6m wide drive forms a new combined vehicle and pedestrian access off Cuttsheath Lane. There is 70m visibility in both directions from the proposed entrance, measured 2.4m back from the edge of the highway as shown on drawing 281.PL56. The entrance is located in an existing gap between the trees, avoiding felling of mature specimens.

Access within the plot

Vehicle and pedestrian access is directly via the new drive.

Access within the dwelling

There is level access to the door to the dwelling off the hardstanding and there is a wheelchair accessible WC on the ground floor in accordance with the Building Regulations.

Within the garage are two parking spaces plus space for cycles, and room for further cars to be parked on the hardstanding without interfering with turning space within the plot.

Refuse vehicle

Recycling and refuse will be collected from outside the property.

Built form

- The building is entered through an enclosed lobby. This will reduce heat loss during cold weather.
- The form of the building is compact, helping to minimise the area of external envelope through which heat loss can occur.
- There is a home office which can reduce commuting.

Energy Efficiency

- The thickness of structure indicated on the drawings allows additional insulation that will achieve U-values better than required by current Building Regulations.

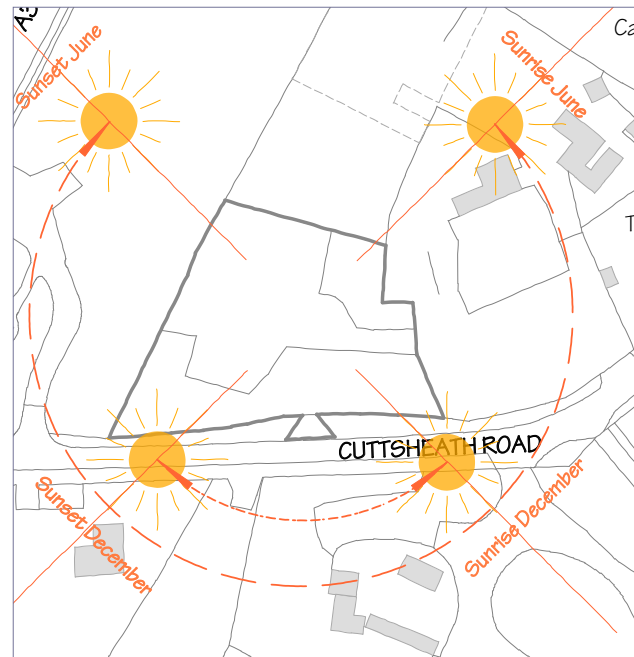
Solar gain

- There are glazed openings on the south and west elevations which allow passive solar gain.

Prevention of overheating

Window openings on the south and west elevations are shaded by the generous overhang to the pitched roof or brise soleil mounted above the opening. Opening windows or doors are on all sides of the building allowing for cross ventilation. Ceiling heights are generous to allow

enough space for ceiling fans.



Sun path

Renewable energy technologies:

- 16 photovoltaic panels (able to generate 4kWp) are shown on the south facing roof which has a pitch of 25°, an ideal orientation and pitch to receive the maximum available incident

ENVIRONMENTAL STATEMENT

solar.

The low energy demand of the building makes it ideal for heating and hot water to be provided by an air source heat pump.

- Rooms have natural light without the openings being excessively large. This helps reduce the amount of time electric lighting is needed and avoids too much heat loss.

Waste and recycling

- There is space for segregated collection of refuse and recycling in the Utility Room and space for storage of bins and boxes in the dedicated refuse and recycling store behind the garage.

Services

- We are not aware of any technical difficulties or constraints with regard to providing technical services to the site.