THE DEMOLITION OF FLORENCE COTTAGE AND ITS OUTBUILDINGS
and the
CONSTRUCTION OF
A REPLACEMENT 4-BEDROOM DWELLING
on
LAND OCCUPIED BY
FLORENCE COTTAGE,
PEAR TREE LANE
HEATHTON,
CLAVERLEY,
SHROPSHIRE

DESIGN AND ACCESS STATEMENT

Rev A OCTOBER 2023

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CONTENTS

INTRODUCTION

The site, which is the subject of this document, is shown edged in red on the location plan Below
Planning Approval is sought for the demolition of Florence Cottage and the construction of a replacement 4-bedroom two storey house on the site.

architecture and design

project Florence Cottage
Heathton

drawing location plan

April 2020 398-LP-01

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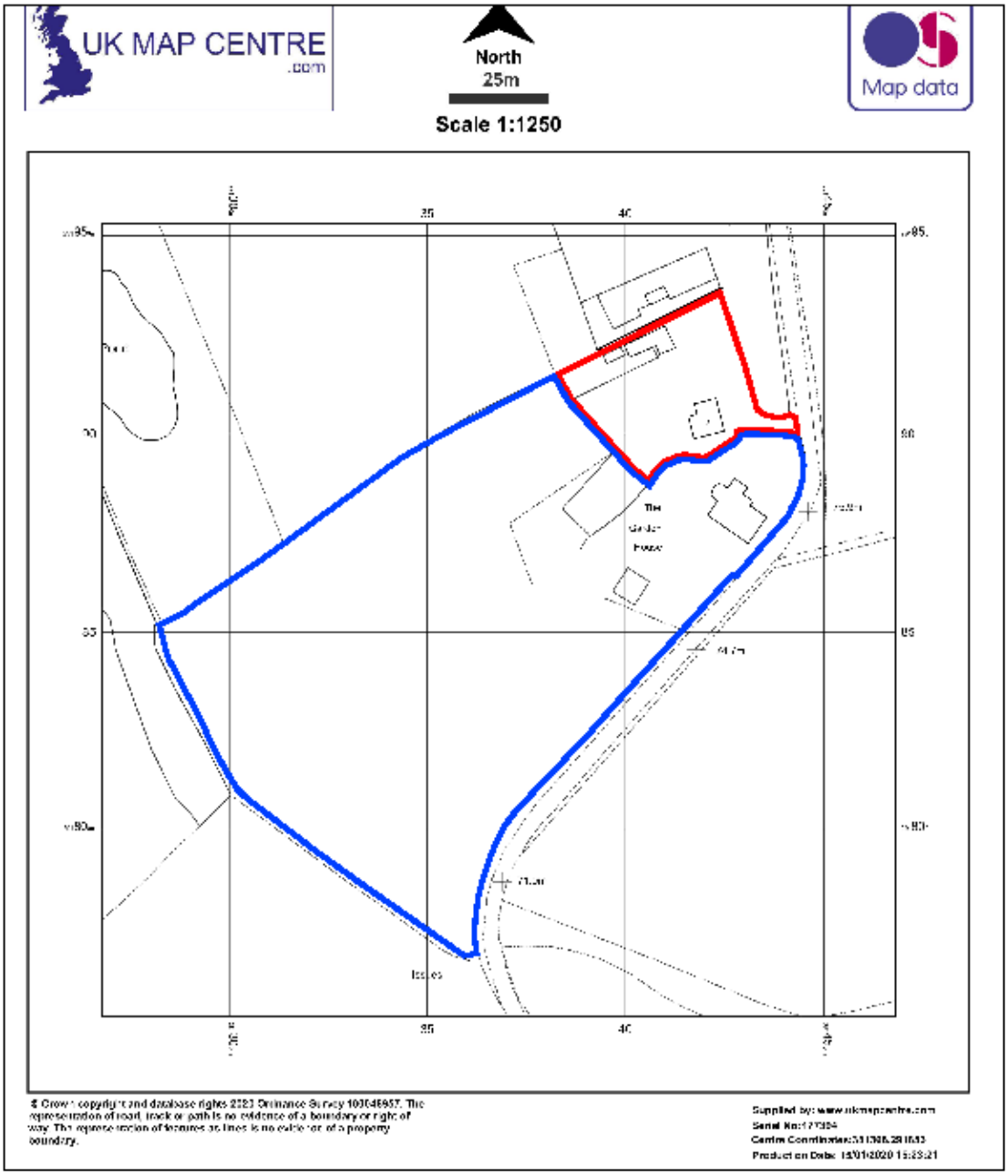

THE SITE

The site comprises the land occupied by Florence Cottage and its garden.
It is in the same ownership as The Garden House, which is adjacent to the site.
The site is indicated in red, and The Garden House and its garden are edged in blue, on the location plan.

Florence Cottage is currently vacant, and has been for some time.
It is in a rural location in Heathton near Claverley in Shropshire.
The area is characterised by detached houses in large plots.

Figure 1: The access to the site from Pear Tree Lane

The site is bounded to the east by Pear Tree Lane, from which it takes existing vehicular access, to the north by The Croft and its outbuildings, to the west and to the south by The Garden House and open land within its ownership.

Figure 2: The Garden House. Florence Cottage can be seen to the left of The Garden House

Figure 3: Florence Cottage and The Garden House (to the right) from the open land to the south

Figure 4: The open land to the south of the site, viewed from the site.

The site is flat and mainly down to grass except the gravelled entrance and parking area and paved areas that are used by Florence Cottage .

Figure 5: The existing gravelled car parking area to the front of Florence Cottage and the access from Pear Tree Lane is to the left of the picture

The boundaries are varied.
The northern and eastern boundaries comprise hedging with timber fencing.

The vehicular entrance has been reduced in size, for security purposes and a timber gate and fence replace the larger field gates that were previously there.

Figure 6: The vehicular access off Pear Tree Lane

The common boundary with The Garden House comprises a misture of hedging and picket fencing with timber and wire fence.

Figure 7: Florence Cottage -the boundary with The Garden House

Figure 8: The Garden House from the site

The western boundary is open.

Figure 9: Florence Cottage and the open southern boundary

There are a number of outbuildings and sheds on the site. These are timber with felt or corrugated asbestos roofs. They will be removed as part of the proposals

Figure 10: Outbuildings (to be removed) adjacent the north boundary

Figure 11: Timber garage (to be removed) to the eastern boundary

THE PROPOSALS

The proposals are for a 4-bedroom 2 storey dwelling.
It is to be built on the site of Florence Cottage, which will be demolished, and the new dwelling is positioned such that it partly falls over the existing footprint of Florence Cottage.

Existing plans and elevations of Florence Cottage (and the outbuildings to be demolished), produced as a result of a measured survey, and structural justification for the demolition of the existing dwelling is provided as part of this planning application.

It relates to The Garden House, which is to be retained.
While there is no “right to a view”, the replacement dwelling does not impinge on the aspect, or prospect, of The Garden House.

The replacement dwelling is for the owner of Florence Cottage and The Garden House, who wants to create a contemporary house, into which to retire.

The brief was to design a house that was a contemporary dwelling that responded to the site and its rural location.
It is a dwelling that does not present itself prominently within the environment.

It was investigated whether Florence Cottage could be adapted to meet the applicants needs as a significant extension would be allowed as permitted development.

Unfortunately, the layout of the existing property does not satisfactorily permit the required accommodation, even with extension. The building fabric would have required deep retrofitting and upgrading of the heating system.
The structure is degrading due to it having been empty for some time as is demonstrated in the Structural report. The report also indicates that there are problems with the drainage.

To achieve the equivalent of Passivhaus standards for new buildings, a retrofit would need to meet the EnerPHit Standard.
It is difficult to meet the requirements of Passivhaus for a new build but when retrofitting an existing property this is even more difficult as the orientation and many fabric components have already been decided, with many areas being difficult to retrospectively make cold bridge free.
Though it is possible in many circumstances, it is not financially viable in this case.
A new dwelling would allow an environmentally efficient solution and reduce the energy requirement significantly over a retrofitted dwelling.

The proposed dwelling is specifically designed to be to mobility standards, which would be difficult for a retrofitted dwelling. There is scope to install a lift within the dwelling, should it be required.

The accommodation proposed is;

Ground Floor

Living room
Home Office / Study
Cloak room (to part M of the Building Regulations)
Hall
Dining Room
Kitchen and breakfast area leading to a utility room

First Floor

Master bedroom with dressing room and en-suite
Three additional bedrooms
Family bathroom
Landing / informal sitting area

THE DESIGN

(to be read in conjunction with drawings 398-LP-01, 398-SK-10 to 398-SK-13

Housing density for the single dwelling would be comparable to, and appropriate to, the existing building stock in the area.
By being specifically designed for the end user, it would free up existing family housing to the general market.

The dwelling would be designed to perform in excess of current Building Regulations revised standards of Part L – Conservation of Heat and Power.
The dwelling would be designed on fabric first principals (with high levels of insulation and airtightness) – to reduce the amount of energy required to heat the dwelling. It would be designed to Passivhaus standards which reduce the building's ecological footprint. Passivehaus designs result in ultra-low energy buildings that require little energy for space heating or cooling.

The aim is that the dwelling would be carbon neutral, using renewable energy for space and water heating and electrical supply. Renewable energy would provide recharging for electric cars.

The appearance of the dwelling is a contemporary take on the traditional building form and respects local finishes and materials
It will use a brindle finish plain tile roof painted brickwork, to match the adjacent dwelling and each of the dwellings in Pear Tree Lane dwellings, and untreated larch timber weatherboarding walls.
The latter will weather naturally to a silvery colour.

It will use oak windows and doors.
Facias and bargeboards will be of oak to match the walls, and rainwater goods will be black finish aluminium.

A gravel drive would serve the dwelling and parking spaces will be provided in accordance with Shropshire Council's parking standards.

Additionally, the dwelling would address the following factors

ECOLOGY

There are no trees that are affected by the proposals.
The design will avoid all high-level lighting to reduce light pollution.

It is proposed to provide bird boxes, and bat boxes fixed at high level on the dwelling.

An “Insect Hotel” will also be provided at low level

Any planting will be indigenous, native species.

All new hard surfaces will be kept to a minimum. Any paving used will be permeable and allow any runoff onto adjacent planted or grassed areas which will be at a slightly lower level.

ENERGY STATEMENT

The design will take the “fabric first” approach in order to reduce the energy consumption for space heating. It is proposed to use renewable Energy, to provide a minimum of 20% of the building’s energy requirement, however the aim is to make to building carbon neutral.

Energy production will be in the form of a Ground Source Heat Pump, supplemented with Thermal Solar Water Heating and Solar Photovoltaic modules tailored to fit the roof as necessary.

Electric charging points will be provided for cars. The electricity provided will also be from renewable sources.

WATER MANAGEMENT STATEMENT

Water Management Techniques aim to prevent run-off as it drains from a site.

The proposals will utilise a number of measures, in the form of;

- Minimisation of the area of any paving and the use of permeable block paving and gravel. This will reduce any increase in the amount of run off on the site.
- Provide areas of planting adjacent to the paving areas to slow down rainwater run-off.
- To provide water butts to all rainwater pipes to provide water for garden irrigation. Residual flow will go to the surface water drainage system.
- Provision of reduced flow taps, dual flow toilets and other water efficient appliances if new sanitaryware and white goods are required.
- Incorporate rainwater harvesting and grey water recycling measures to provide non potable water for toilet flushing, car washing and garden watering.

Details will be provided in the Water Efficiency calculator which will be provided at Building Regulations stage.

ACCESS

Vehicular access

The house will take vehicular access from Pear Tree Lane on the eastern boundary of the site.

The access to the proposal will be means of a private drive using the existing access.

The vehicular entrance has been reduced in size, for security purposes and a timber gate and fence replace the larger field gates that were previously there. The field gates will be reinstated and will accommodate access for service and emergency vehicles.
Vehicles will be able to stop off the carriageway to open the gates.
Visibility is adequate and in compliance with Shropshire Council's Highways standards.

The provision for parking on site is to Shropshire Council's standards. Car parking spaces will be a minimum of 5m x 2.5m.

Pedestrian access

Access to the new dwelling will comprise a level platform measuring a minimum of 1.2m x 1.2m to the principal entrance. There will be a footpath (the primary access) from the private drive/parking area. The main access and the circulation within the dwelling, will be in accordance with Part M of the Building Regulations.

DRAWINGS INCLUDE IN THIS DOCUMENT AND THE PLANNING APPLICATION

Drawings forming the application are;

398-LP-01 location plan

398-E-10 existing floor plans and elevations of Florence Cottage

398-E-11 existing floor plans and elevations of the timber garage to be demolished

398-E-12 existing floor plans and elevations of the stable

398-P-01 site layout (a coloured version is included in this document)

398-P-02 floor plans

398-P-03 elevations 1 (a coloured version is included in this document)

398-P-04 elevations 2 (a coloured version is included in this document)

DRAWINGS OF THE PROPOSALS

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project Florence Cottage
Heathton

drawing

location plan

April 2020 398-LP-01

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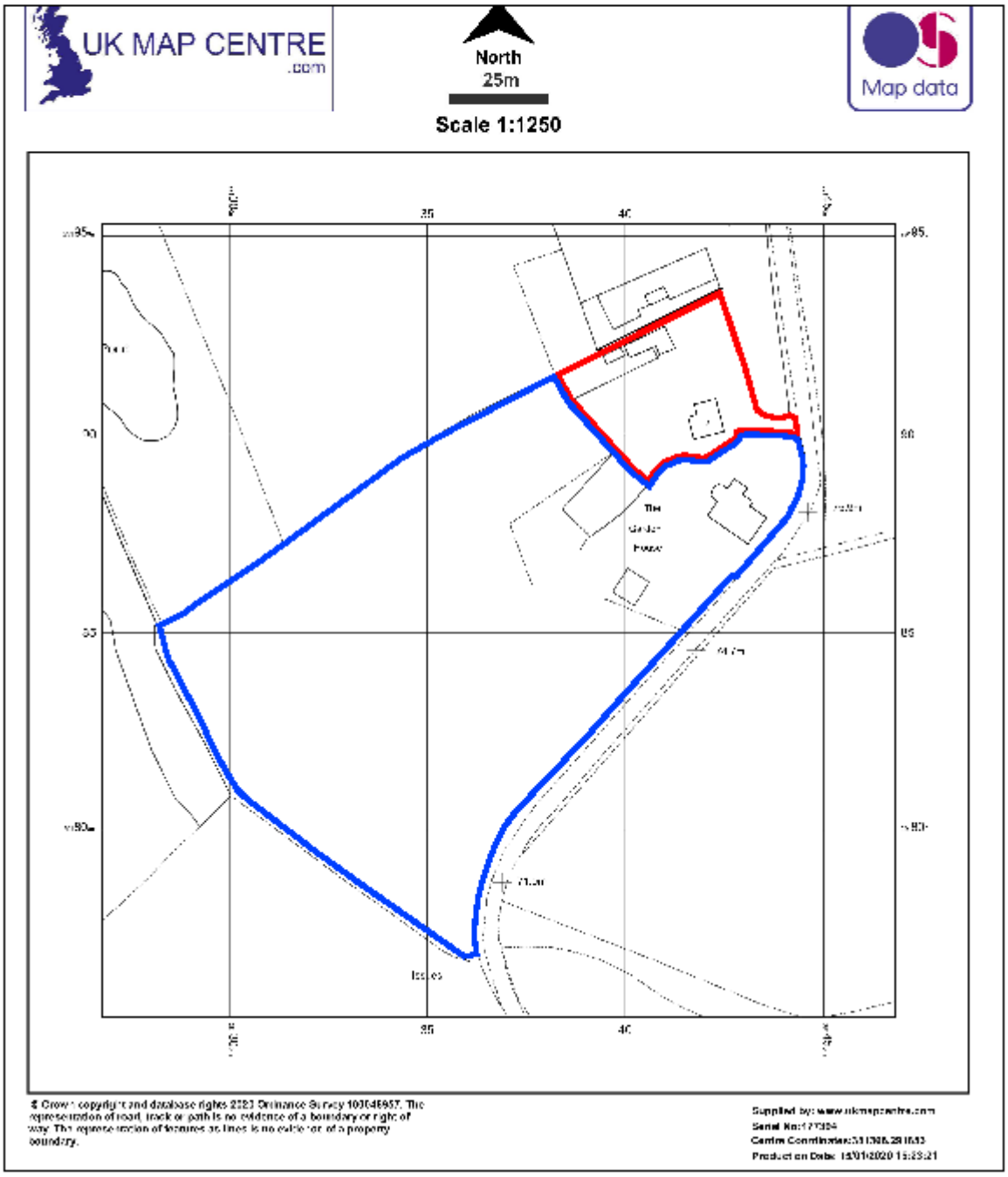


HOUSE AND HARD FINISHES

WALLS

boarding	to be 200mm larch feather edged boarding, lapped 50mm
brickwork	to be painted white facing brickwork below dpc

ROOF

to be brindle plain clay roof tiles

WINDOWS AND DOORS

windows to be handmade natural oak double glazed
doors to be handmade natural oak

FASCIAS AND SOFFITS

to be oak to match joinery

RAINWATER GOODS

to be black finish cast aluminium

DRIVE

black tarmacadam to match highway from highway to 1 m wide brindle concrete block rumble strip at gateway then forest of dean bound gravel thereafter

PATHS AND PATIOS

Hereford Grey stone paving laid random pattern

KEY

- proposed tree
- proposed shrub planting
- proposed turf to front gardens
- permeable paving to driveway
- Hereford Grey stone paving laid random pattern to paths and patios
- timber gate in 1.8m high close boarded fence

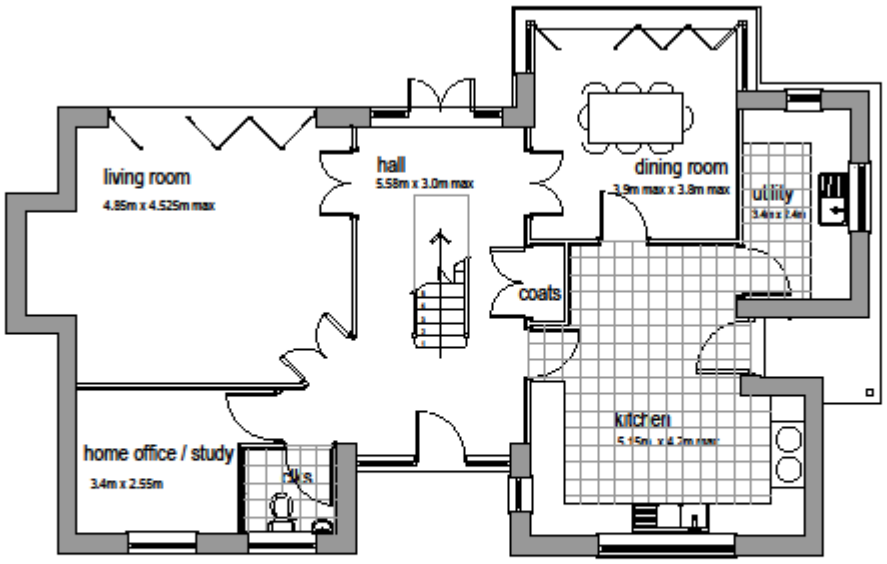
rev C march 2023	parking shown
rev B march 2023	further amendments to client instructions
rev A march 2023	dimensions of Florence Cottage amended to those taken on site

architecture and design

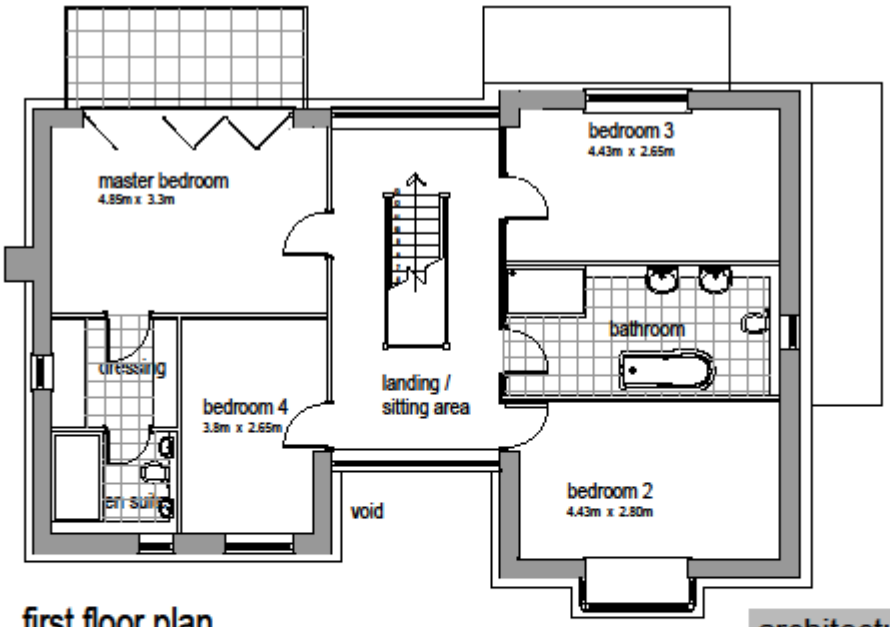
project: Florence Cottage Heathton

drawing: sketch site plan

date: March 2023	dwg no: 306-SK-13
scale: 1:200 @ A3	revision: C



ground floor plan



first floor plan

0m 5m

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drawing floor plans

date october 2023 dwg no. 398-P-02

scale 1:100 @ A4 revision

front elevation

rear elevation

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project Florence Cottage
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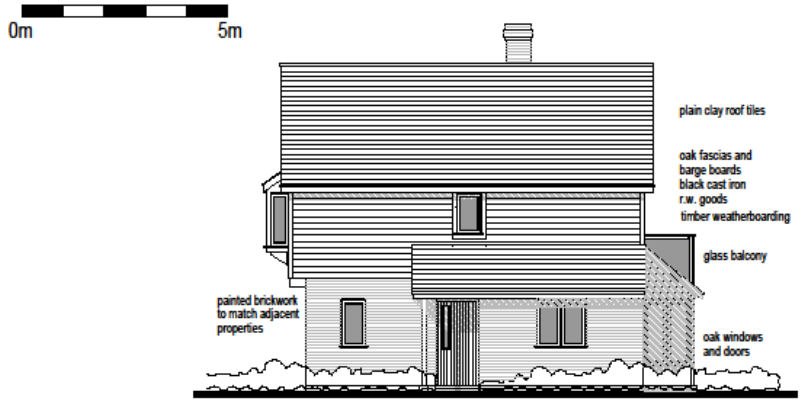
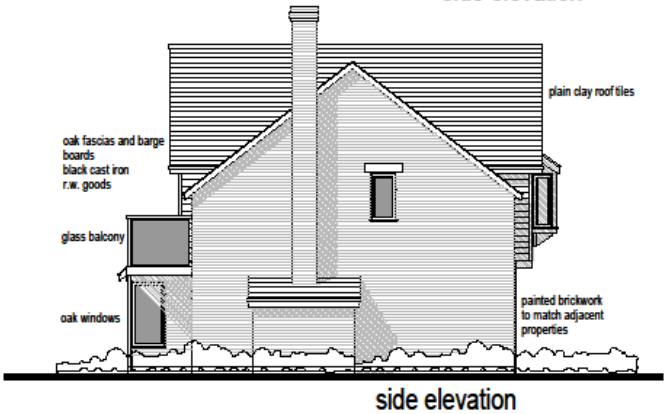
drawing elevations 1

date october 2023 dwg no. 398-P-03

scale 1:100 @ A4 revision



side elevation



side elevation

architecture and design

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drawing elevations 2

date october 2023 dwg no. 398-P-04

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