



DESIGN, ACCESS & PLANNING STATEMENT

For

“Proposed Housing Development” at: Land adjoining Netherend Inn, Woolaston, Lydney, Glos. GL15 6NN

Prepared by

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1. INTRODUCTION

i. Introduction

This Design, Access & Planning Statement has been prepared by Apex Architecture Limited and is intended to support the current Planning Application for the development of 2no new dwellings on land within the boundary of the Netherend Inn, Woolaston.

This Statement has been prepared in line with government guidance which advises that such statements be submitted with the Planning Applications and states that proposed developments should be considered in relation to the wider context, and not just the development site and it's immediately adjacent buildings.

The report should be read in conjunction with other material submitted:-

- The application forms
- The application drawings





ii. Background & Objective

Apex Architecture Limited were appointed to prepare documents and submit an application to FODDC, for the development of 2no dwellings on land within the boundary of the Netherend Inn.

The site is located within the area covered by Forest of Dean District Council and is located within the village of Woolaston, and adjacent to existing residential properties.

The site is situated within the defined settlement boundary of Netherend, Woolaston. It is strongly believed that the site and location, including its surroundings are appropriate for residential development.

It is our understanding that there has been recent planning success on land opposite to this site, where Planning Permission was agreed granted for the construction of 4 new dwellings.

Site Location





2. PROPOSAL

i. Amount of Development

The proposal will involve the construction of 2 x 3 bedroom semi-detached properties with En-suite. The new dwellings will be accessed via the pub driveway and car parking area. The number of car parking spaces for the pub will not be effected by the proposed development.

ii. Layout & Design

The site layout provides the most logical approach to the positioning of the new dwellings, it makes efficient and convenient use of the land while providing ample living accommodation, private amenity space, and access, turning and parking provisions. The proposed dwellings will be set back from the pub garden area and car park to allow for privacy. Each dwelling will have gated access to the rear private amenity space. Both dwellings will have generous private rear amenity space (approx. 112m² each). There is space for at least two parking spaces per property. The houses will be separated at the rear with a 1.8m height close boarded fence, to protect the privacy of the occupant whilst the site will be bordered with new and existing hedging.

Windows situated on the side elevations will be fitted with obscure glass to avoid any overlooking issues.



Photograph of existing site.



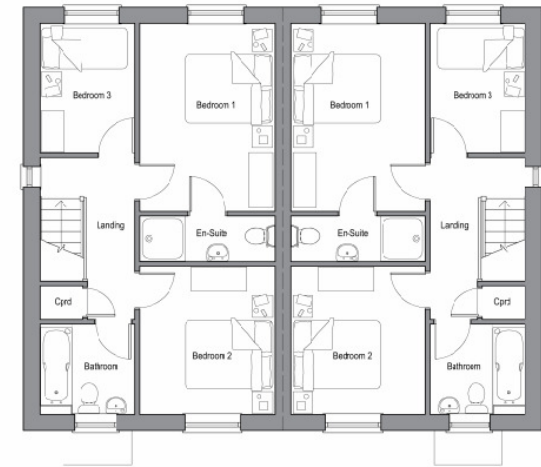
Plots 1 & 2

The proposed layout is an efficient three bedroom family property, providing an open plan Kitchen/Dining/Living space to the rear of the property with direct access to an external patio and private amenity space. There will be a generous W/C situated to the front of the property, accessed from the hallway. A storage cupboard is located under the staircase taking you to the first floor which accommodates 2 double bedrooms (one with En-suite), family bathroom and a single bedroom.

The proposed elevations have been designed to create visual interest on the frontage, this has been achieved by introducing concrete window headers and cills and small porch canopy's.



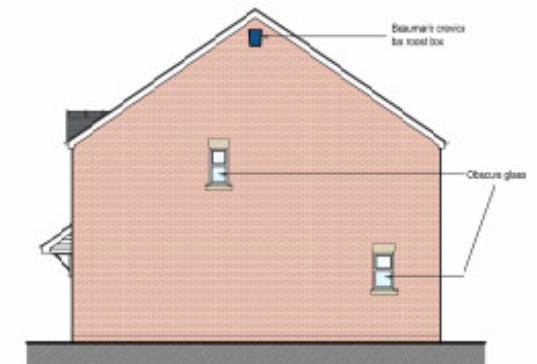
Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation



iii. Scale, Masses & Finishes

The materials for the proposal have been carefully selected to ensure they are in-keeping with the surrounding buildings. The proposal includes: Red brickwork with buff colour concrete heads and cills. The roof is a grey textured fibre cement slate, and UPVC windows, door, fascias and soffits in white.

3. LANDSCAPING

Landscaping

A minimal amount of landscaping works will be carried out as part of the proposal. A new 1.8m close board fence will be installed to separate the new dwellings, and a new permeable patio and driveway will be laid for both properties.

The existing hedgerow will be retained and maintained, with a new hedge being planted at the rear and NW boundary. The remaining garden area will be grass and shrubs.

Parking & Access

The new dwellings will benefit from off road parking for at least two vehicles.

4. ENERGY EFFICIENCY

The proposed dwellings will have insulated, floors walls, and roof that are of a higher standard than that of the minimum requirements of Building Control. All new sanitary ware will be low flow to reduce water consumption, and all new lighting will be energy efficient. Throughout the construction of the development, the new materials required will be sourced locally when possible to ensure transportation and emissions are kept to a minimum.

5. DRAINAGE

There is a presumed local mains foul sewer running through Netherend (see proposed site plan for location) which the proposal seeks to connect to with the appropriate applications and approvals. The Netherend Inn is assumed to be currently connected.

Permeable surfaces have been used throughout where possible to help with the dispersing of surface water. Rainwater will also discharge into new soakaway's.



6. FLOOD RISK ASSESSMENT

The site is not within a designated flood zone.

7. CONCLUSION

The site lies within the defined development boundary in a sustainable location, with good access to services and facilities. The proposed dwellings will not have any adverse impacts with regards to residential amenity; highways; drainage or biodiversity. The application accords with the provisions of the development plan and represents sustainable development as defined by the Framework.