



## DESIGN, ACCESS & PLANNING STATEMENT

**“Proposed New Dwelling” at: Land off Jubilee Road, Bream, Glos GL15 6RE.**

Prepared by

Apex Architecture Limited

Oak House, Aylburton Business Park, Lydney, Glos. GL15 6ST

T: 01594 516161

[info@apexarchitectureltd.com](mailto:info@apexarchitectureltd.com)



CONTENTS

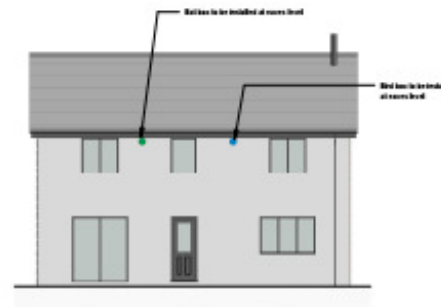
1. INTRODUCTION	
i. Introduction	Page 3
ii. Background & Objective	Page 4
2. PROPOSAL	
i. Amount of Development	Page 5
ii. Layout and Design	Page 5
3. LANDSCAPING	
i. Landscaping	Page 8
ii. Parking & Access	Page 8
4. ENERGY EFFICIENCY	Page 8
5. DRAINAGE	Page 8
6. FLOOD RISK ASSESSMENT	Page 8
7. CONCLUSION	Page 9



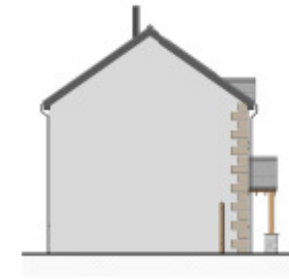
FRONT ELEVATION - South East - Scale 1:100



SIDE ELEVATION - North East - Scale 1:100



REAR ELEVATION - North West - Scale 1:100



SIDE ELEVATION - South West - Scale 1:100



## 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 creation of a new dwelling on redundant garden off Jubilee Lane, Bream.

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



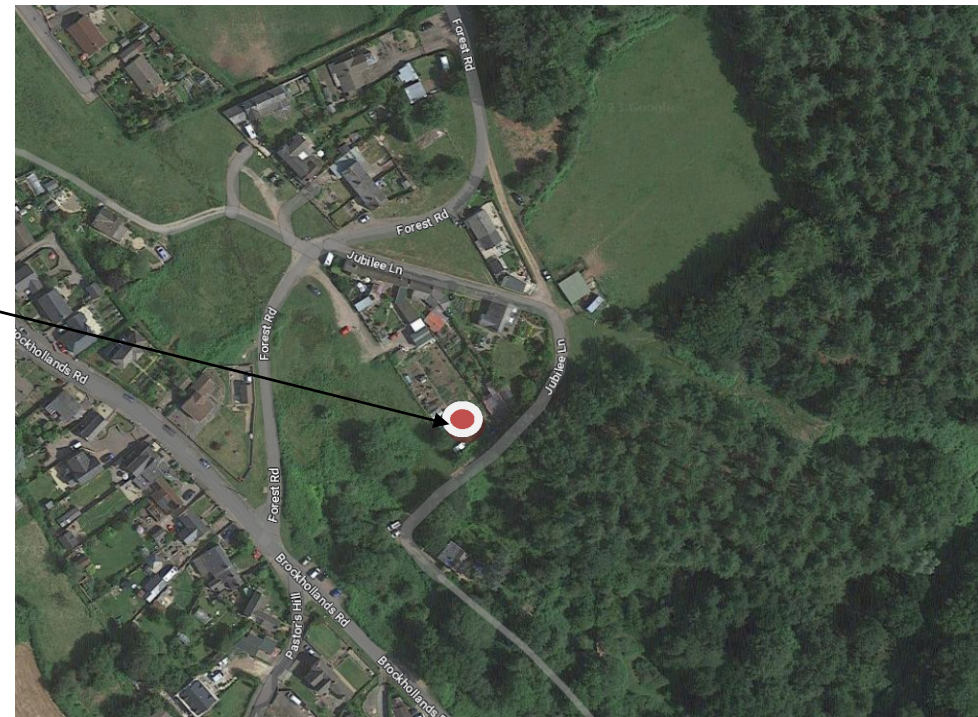


## ii. Background & Objective

Apex Architecture Limited were appointed to prepare documents to support a planning application to the Forest of Dean District Council, for the proposed creation of a new dwelling on land off Jubilee Lane, Bream, Glos.

The site is located within a locally distinctive the area covered by Forest of Dean District Council and is within the village of Bream. To the North, the site is bounded by existing residential properties. To the South East the site on the opposite side of the highway adjoins woodland.

Site Location





### 2. PROPOSAL

#### i. Amount of Development

The proposal will involve the construction of a detached two storey house, with three bedrooms.

Due to the natural gradient of the site, the proposed dwelling will be partially set into the site with the addition of a small retaining wall to the North West of the proposed property.

The gross floor area of the proposed dwelling is 132m<sup>2</sup>, the overall site measuring 765m<sup>2</sup>.

In terms of size and scale, the proposed dwelling will not be dominant and sits harmoniously into the landscape and well below the closest properties.

#### ii. Layout & Design

The site layout provides the most logical approach to the positioning of the new dwelling. The house is slightly set back from the edge of the highway at the South and the front elevation will face the highway. The design is very traditional and consistent with other adjacent dwellings.

The proposed dwelling and layout of the site has been designed to protect the amenities of the neighbours which surround either side. There are no first floor windows proposed on either of the side elevations that would have the potential to overlook the properties situated either side. The proposed dwelling has been sited to reduce its impact within the landscape, which will be minimal and the design is very traditional with the principal elevations being constructed in stone and render elsewhere.

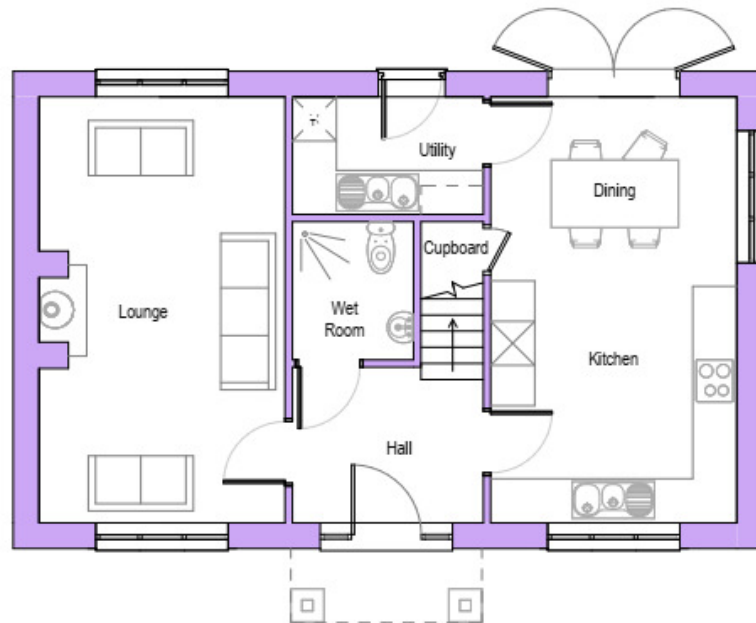
Image shows existing entrance to the site:



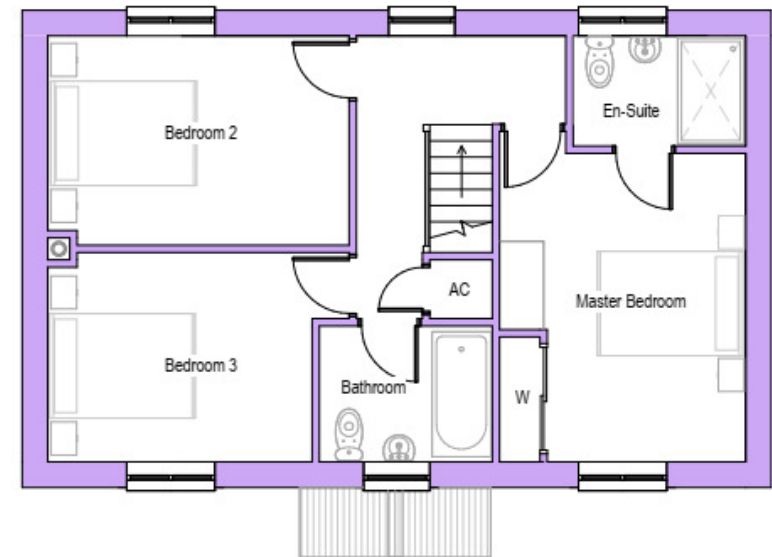


The proposed layout will provide an efficient three bedroom detached property, providing an open plan Kitchen/Dining space, with separate Utility, wet Room and Lounge on the Ground floor, with three well sized Bedrooms, Bathroom and En-Suite on the First Floor.

Refer to floor plans below not to scale:



GROUND FLOOR - Scale 1:50



FIRST FLOOR - Scale 1:50

## Design & Access Statement



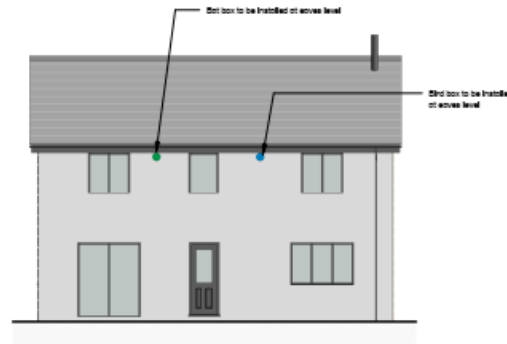
The front elevation of the proposed property has been designed in keeping with other recently approved properties in the district with the finishing materials to be of traditional materials (stone and render) with a delicate porch creating protection to the front entrance. The proposal is traditional in style, with features including Stone Quoins, timber porch, stone window cills and lintels with a through colour render finish.



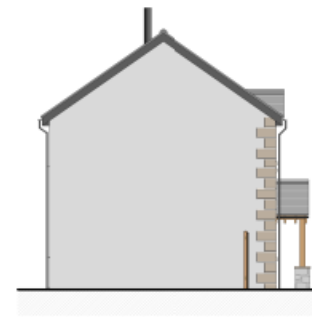
FRONT ELEVATION - South East - Scale 1:100



SIDE ELEVATION - North East - Scale 1:100



REAR ELEVATION - North West - Scale 1:100



SIDE ELEVATION - South West - Scale 1:100



### 2. LANDSCAPING

#### i. Landscaping

A new driveway with turning and pedestrian access will be formed through the existing boundary directly accessed off Jubilee Lane. The driveway will be laid with permeable block pavements and the pathways will be laid with permeable patio slabs.

A new patio is proposed to the rear elevation with steps formed to provide access to the upper level of the garden area. The remainder of the site will be grass with residential planting as necessary. The South Western Boundary between the proposed site and the common land will be retained as a dry stone boundary wall. The North Eastern boundary will be retained as hedging.

Bin and recycling storage facilities have been provided as shown on the plans.

#### ii. Parking & Access

The new dwelling will benefit from off road parking for up to 3 vehicles with direct access from Jubilee Lane.

### 3. ENERGY EFFICIENCY

The proposed dwelling 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 and grey water harvesting systems will be considered to reduce water consumption. Solar gains will be fully considered by calculation when the SAP/Carbon Index calculations are prepared with the building regulation's submission. The south facing orientation and design means that the property will take full benefit from solar gains, which will in-turn reduce heating demand. Solar panels will be installed on the front elevation 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.





#### **4. DRAINAGE**

There is a mains foul sewer located in the High Street road to the West of the site, and the proposal is to connect into this. Surface water disposal will be designed as per FODDC guidance document for single dwelling developments. It will likely take the form of controlled attenuation with an outfall to the adjacent water course.

Flow exceedance routes have been shown on the drawings. A water butt will be installed as part of the development.

#### **5. FLOOD RISK ASSESSMENT**

The site is not within a designated flood zone.

#### **6. POLLUTION / LAND CONTAMINATION / WASTE MINIMISATION**

The site has been used as garden area attached to the neighbouring property and it is not considered to have any land contamination. It is therefore highly unlikely that the development will cause contamination of groundwater.

Whilst the ground levels will be reduced to minimise the impact of the development, the waste removal will not be significant and is anticipated to be of clean fill material. Top soil will be set aside for re-use on the development with only sub-soil being transferred off site.

#### **7. CONCLUSION**

The application site is situated within the defined development boundary in a sustainable location, with good access to services and facilities. The proposed dwelling 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.