

DESIGN, ACCESS AND PLANNING STATEMENT

CONSTRUCTION OF A REPLACEMENT DWELLING, POOL HOUSE AND
DETACHED GARAGE

SITE: Fairings
Church End
Albury
Ware
SG11 2JG

INTRODUCTION

The Design and Access Statement has been compiled to support the detailed planning application for the construction of a replacement dwelling, pool house and detached garage at Fairings, Church End, Albury, Ware, SG11 2JG

The statement will briefly analyse the characteristics of the site and the surrounding area and is to be read in conjunction with the photographs and drawings in the accompanying appendix.

LOCATION

The application site is located along Church End, Albury. The site has good road links and a regular bus service running to surrounding towns.

SITE

The application site occupies a large plot along a residential lane with neighbouring dwellings to the North, East and West. The site comprises of approximately 11,484m² with hedgerow, fencing and trees forming the majority of the boundaries.

There are trees along the boundaries with attention taken in the planning stage to avoid any trees therefore none have been affected.

The topography on the site is relatively level around the existing and proposed dwelling's footprint.



The plot is large and the proposed dwelling does not obstruct any adjoining neighbours. The site is located along a residential lane and has good visibility in both directions utilising the existing access driveway.

The surrounding properties are a mix of building styles, designs and ages. No one style of property dominates the surrounding area.

SCALE

The proposed building will have a footprint of 190.27m² and ridge height of 8.935m



REAR ELEVATION – SOUTH



FRONT ELEVATION – NORTH

DESIGN

The submitted design is an attractive and honest scheme of high quality with clean lines that will complement and enhance its surroundings. The area is characterised by a wide variety of architectural styles and by the coexistence of buildings with a variety of uses.

The application site is located on a residential road with neighbours to the North, South and East of the proposed dwelling. The proposed development would be a positive addition to the character of the area.

Materials to be used include:

Roof Finishes Slate Tiles

Walls Blenheim red multi facing brick with stone detailing and stone portico

Windows and Doors Sliding Sash Windows and Aluminium Doors

Paving Marshalls Symphony Classic – Buff



Natural Slate Roof Tiles



Sliding Sash Windows



Vandersanden Blenheim Red Multi Facing Bricks



Stone Portico and detailing

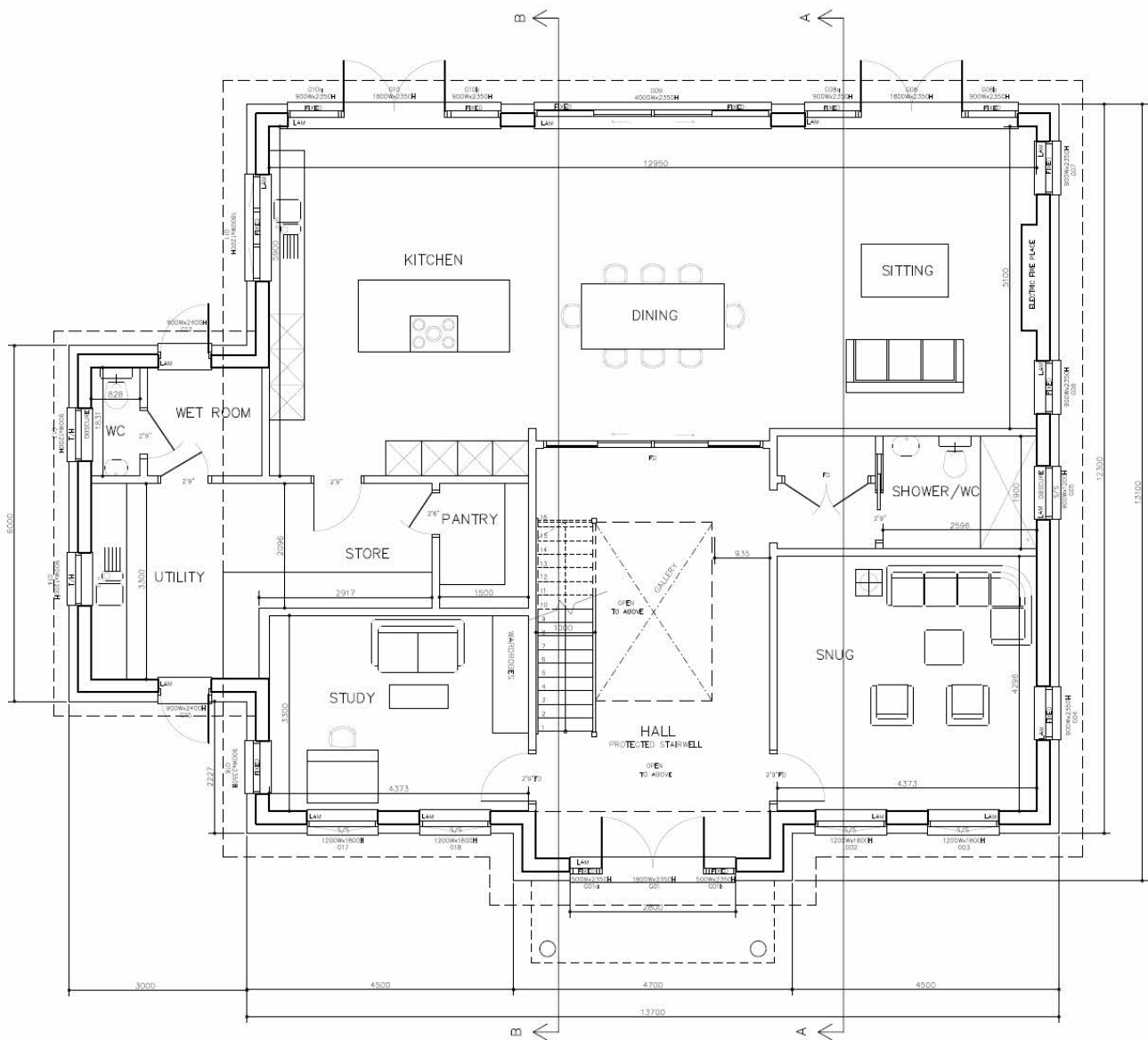
SITING

The siting is respectful of the surrounding dwellings and has no adverse impacts on residential amenity of any neighbours whilst consolidating the build form of the site.

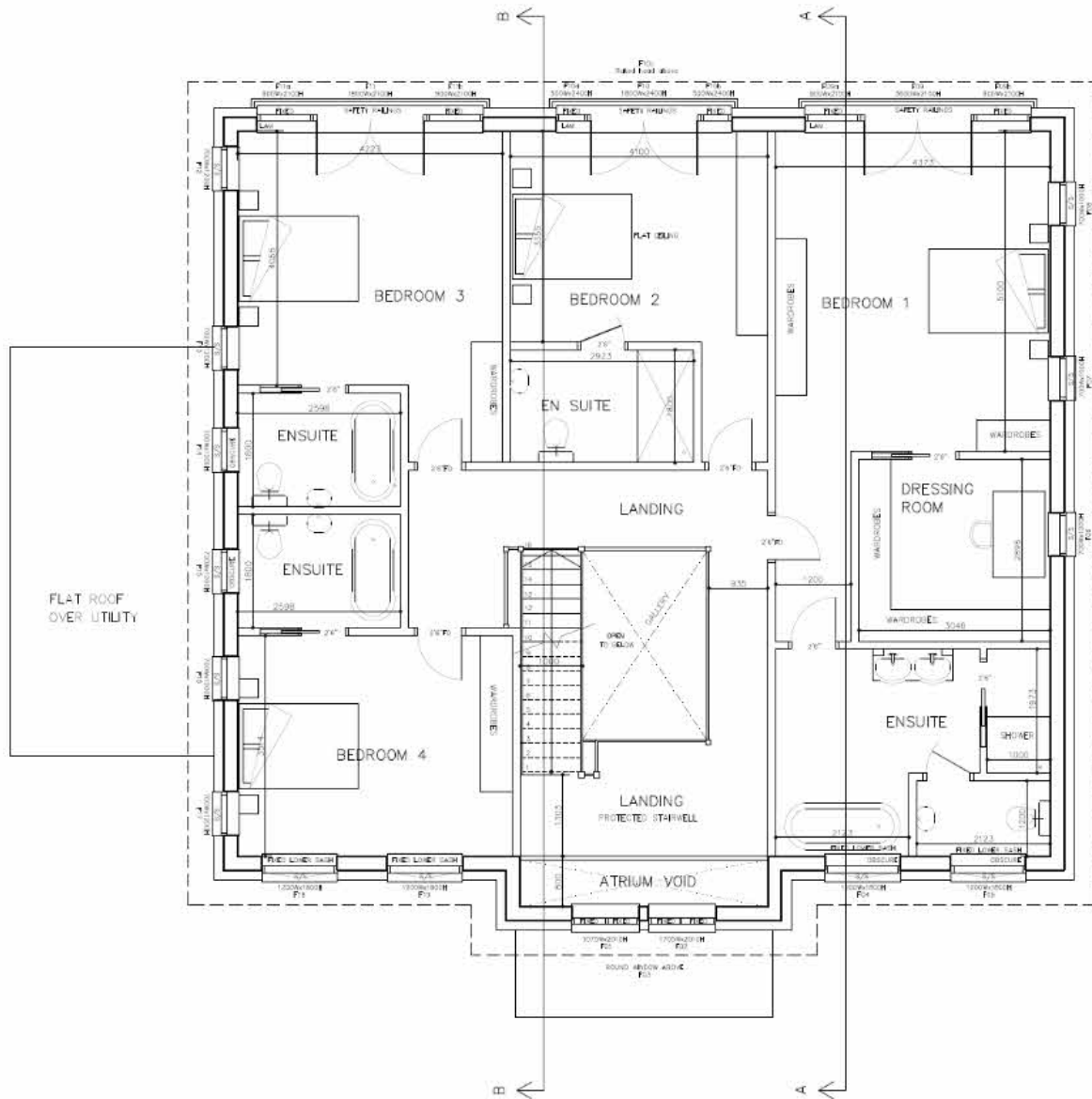
The siting of the proposed dwelling maintains comfortable distances to boundaries for an open and spacious feel on the plot.

Size

Ground Floor Area	190.27 m ²
First Floor Area	<u>162.10 m²</u>
	<u>352.37 m²</u>



GROUND FLOOR PLAN
EXTERNAL AREA = 190.27 SQ.M



FIRST FLOOR PLAN
EXTERNAL AREA = 162.1 SQ.M

ACCESS

The plot will be accessed through the existing access driveway with ample room within the site to provide turning space for all vehicles entering the site allowing them to enter and leave the site in forward gear.

The driveway will be laid to fall into gulleys which will be discharged to rainwater soakaways, therefore rainwater will be dispersed onsite.

The dwelling has been designed to future proof accommodating of mobility impaired occupants.

Design features include:

- (i) Ramped approach to the front door
- (ii) wider access doorways and level thresholds
- (iii) Downstairs toilet and shower room

DRAINAGE

Foul Water – the proposed dwelling intends to connect to into the existing mains drainage on site

Rainwater – there will be 2 No. Crate soakaways of 3m² provided to accommodate rainwater from the dwelling. There will be an additional Crate soakaway of 3m² at the front of the house to accommodate for rainwater from the driveway.

THERMAL EFFICIENCY

The modern construction of the proposed dwelling exceeds the levels of insulation required by current building regulations.

The applicant is focused and committed to build a sustainable ‘energy efficient home’ which will incorporate renewable energy features, they are considering the use of:

- i. Air/Ground Source Heat Pumps
- ii. Full Heat Recovery and Ventilation Systems
- iii. Underfloor Heating
- iv. Rainwater Harvester
- v. Solar Panels

It is considered that the new dwelling would represent significant roles to aid the sustainability of the local area: an economic role; the use of construction / materials businesses, which would help sustain employment opportunities.

SUMMARY

We believe the proposed scheme will enhance and improve the area creating a modern family home. The design which has been achieved results in a building which relates very sympathetically on its surroundings. The design is honest, attractive and will enhance and benefit the character of the area. The new dwelling will incorporate the latest 21st century construction methods, creating a highly efficient, sustainable dwelling. We therefore hope that the Local Authority Planning Department supports and approves this application.