**DESIGN & ACCESS STATEMENT**

For: ERECTION OF A NEW THREE BEDROOM DETACHED HOUSE

**Client** Mr P Van Eusom

**Site Address** 2, Pondue Cottages, Anchor Hill, Knaphill, Surrey, GU21 2HL.

The planning application is to be read in conjunction with the following drawings;

**PC/01** Proposed Floor Plans

**PC/02** Proposed Elevations

**PC/03** Existing Site Plan

**PC/04** Proposed Street Elevation

**PC/05** Site & Location Plans

1. **Introduction**

The existing site currently houses a semi-detached house with a large side and rear garden currently mainly laid to lawn with shrubs and flower beds with 2no. garages to the rear which are accessed via a service road and a public footpath.

The proposal is to build a new three bedroom detached house within the side garden of the existing house with a min of 1m between the sides of the new house and the existing house one side and the boundary fence the other. The existing detached garage to the rear of no.2 is to be removed and 3no. new car parking spaces are to be created, one for the existing house and 2no. for the new house.

**2.0 The Site**
The proposed building site has a cross fall of a max of 800mm and a fall from back to

front of max 1200mm, however the area of garden to be used for the new house footprint is virtually flat.

The front and side boundary is currently formed with a mature hedge up to 2m high

which is to be retained and trimmed back as necessary, the new boundary between the

new and existing house will be formed with a 1.8m high timber fence.

The existing house will be left with a rear garden depth of 11m back to the existing

garage while the new house will have a min. garden length of 8.5 m back to a new car

parking bay and a front garden depth of min. 4m.

A new cycle shed with an electric car charging point will be located between the rear

garden and a new parking bay and the refuse bins have also been indicated in this area

but these could be relocated to the front of the site if preffered.

The surrounding area has a suburban residential character with the dwellings opposite

being purpose built flat units and the houses either side of the application site are

semi-detached behind min 4m deep front gardens.

There does not appear to be a standard house type or design in the street with the

properties all finished externally with brick or tile hanging.

**3.0 Design**

The new house will be set back a max of 4.3m from the existing front boundary and a max of 750mm back from the existing house resulting in the rear of the new house

projecting 1.2m passed the rear of the existing house with the side walls of the new house a min of 1m away from the existing house and 2.5m away from the existing house no.3. so no issues regarding stealing light from the existing houses will occur.

The existing detached garage to no.2 is to be removed with a new parking bay formed adjacent to the existing garage so that the existing house will retain one garage and have a new parking bay, two further parking bays will be formed for usage of the new house with all garages and parking bays accessed via the existing dedicated public road and footpath running from Highclere Road to the rear of the existing properties.

The new house will be built in materials, (brown bricks and brown roof tiles), to match the neighbouring properties.

Possible Flood Risk – The site is located near the top of Anchor Hill so is not located in a high flood risk zone, however, there will be an increase in non-permeable ground area of 53sq/m, (the loss of a garage 13.5sq/m and the addition of the house 66.5 sq/m).

**4.0 Design and Process Strategy**

Provide 1no. residential dwelling in line with Woking Space Standards Guidelines

providing bedrooms and living spaces meeting national guidelines.
Services – all services are within the existing site of the proposal and are in place

although renewal of theservices will be expected.

Drainage - foul waste drainage will discharge into the existing foul water drainage systemon site used by the existing house. Surface water drainage will be taken to new

soakaways to be located in the rear gardens.

Refuse, and recycling will not be visible from the street, the proposal also includes areas

for cycle storage.
The new dwelling will have pedestrian access via the front door with a ramped access to comply with part M of the current building regulations, there will also be pedestrian

access via the rear access road/parking bays complient with Part M.
The new house will have its own private front and rear gardens with a permeable paved

patio and planted areas/grass lawns.

Daylight – Each habitable room will have it`s own opening window to provide natural light.

**5. Secure by design (As approved document Part Q)**
The proposed development aims to meet the requirements of 'Secure by Design' as

follows;
An awareness of crime – each entrance, elevation, window etc. will be designed to

prevent access from intruders, sheltered public spaces for loitering, etc.
Good visibility with straight-line elevations mitigates crime and disorder.
Open, direct and well-used pedestrian and vehicular access routes are provided.

Good lighting is to be provided.
Aids in climbing will be avoided.
Planting will be shallow and will not afford intruders hiding spaces.
All door sets will be tested and certificated to BS PAS 24-1 1:1999' Doors of enhanced

security' and PAS 23– 1:1999 'General performance requirements for door assemblies'.
Locking systems to comply with SBD requirements.

Door sets to be secured to the fabric of the building in accordance with the manufacturers'installation specifications and not to be recessed by more than 600mm.
Glazed panels, in or adjacent to doors, to be glazed with laminated glass and either to be part of the manufacturer's range of certified door set or to be certified to BS 7959:1997.
All external door sets not designated as main access routes to meet the same physical

standard as 'Front door'.
All ground floor and easily accessible windows to be tested and certificated to BS7950:1997 and assessed to the relevant standard.
Lighting to illuminate all external doors, garden areas and footpaths.
A wire-free alarm system, which complies with BS6799 to be installed.

**6. Sustainability**
The following sustainability measures must be included nowadays in any proposed

scheme, and these have been incorporated into this proposal;
Code for Sustainable Homes – level 3
Materials to be sustainable
Solar panels (if required)
The use of local labour
Drying spaces rather than tumble driers (washing lines)
AAA-rated white goods
Lifetime Homes design features
High thermal performance
Photovoltaic cells
Low water usage
Low energy lighting
Reduction of 20% in CO2 emissions

Charging point for electric car

The new building will be designed and constructed in line with modern building methods

and sustainable materials in accordance with current legistration.