

DESIGN AND ACCESS STATEMENT

NOVEMBER 2022



**32 FALCON CRESCENT, MEAD VALE, WESTON- SUPER- MARE.
PROPOSED NEW HOUSE**

INTRODUCTION

This Design and Access Statement has been prepared in accordance with the advice circular 1/20056 'Guidance and Changes to the Development Control System'.

Guidance published by CABI in 2006 titled 'Design and Access Statements - How to Write , Read and Use Them' together with other guidance has been followed in the preparation of this document.

The Access section of the Statement accords with DDA requirements and Building Regulation requirements.

The proposal is to build a new dwelling in the grounds of 32 Falcon Crescent, alongside the existing property.

Care has been taken to minimise any impact on adjoining neighbours whilst creating a distinctive, high quality dwelling.

Peter J Bath
Project Design and Construction Management Ltd
5 Halswell Road Clevedon Somerset BS21 5LD
07710 063216 01275 870781 pete@peterbath.co.uk www.peterbath.co.uk

SITE LOCATION

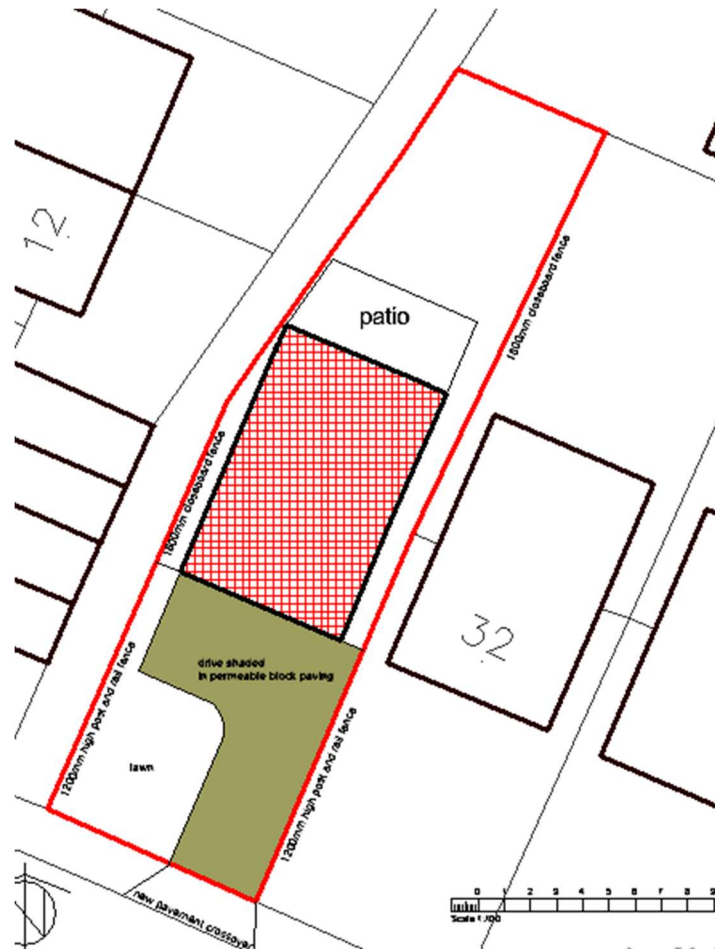


The site lies on the north side of Falcon Crescent in the Mead Vale area of Weston-Super-Mare, south of New Bristol Road.

The area is characterised by low density, suburban housing dating from the mid to late twentieth century. Housing forms in this locality are predominately bungalow or dormer bungalow forms with pitched, tiled roofs and brick or render wall finishes. The urban grain displays a spacious, low density residential setting, with generous garden plots.

Falcon Crescent is not within a conservation area and is not close to any listed buildings.

SITE DESCRIPTION



32 Falcon Crescent is a semi detached bungalow with generous garden space to the north/west side of the property. The proposal is to erect a new dwelling fronting on to Falcon Crescent.

A footpath crossing from Falcon Crescent to Mead Vale forms the western boundary of the site. This will be maintained within the development proposal.

The site is flat, a characteristic of Falcon Crescent, and the existing house is set back from the Road frontage, again, as typified by other properties in Falcon Crescent. A generous garden extends to the west of the house, as well as the north.

DESIGN INFLUENCES/APPROACH

The proposal is to utilize the generous space alongside 32 Falcon Crescent to erect a single detached bungalow to match the existing.

The design approach has been driven by responding to local context so that the new bungalow blends in well with its surroundings.

The road is defined by a strong building line on both sides of the road, which is well set back from the footpath. Bungalows and 1.5 storey housing predominate in Falcon Crescent,.

A contemporary design approach was considered but rejected in favour of a traditional approach which picks up the design elements found in surrounding properties..

The footprint of the new house has been carefully considered in relation to surrounding built forms.

Room orientation in the design layout was considered in relation to the sun and use of the garden. Bedrooms face east and west for morning and afternoon sun whilst living spaces face west for afternoon sun and use of the garden. The kitchen faces the road to help surveillance and security

SUSTAINABILITY

The internal layout has been designed to minimise wasteful corridor spaces and to create an open plan layout that is flexible and adaptable for future needs. The layout of the proposed bungalow complies with criteria set in the DCLG nationally described space standards

A combination of energy saving features is proposed for the construction and use of the house to reduce carbon emissions in keeping with the Governments policies for delivering sustainable development.

The intention is to design the fabric of the buildings to achieve a standard of insulation in excess of the current Building Regulations requirement . Natural materials are used where possible.

A domestic solar hot water renewable energy system will be considered at detail design stage, to provide up to half of the hot water heating for each house.

Masonry floors and a high level of underfloor insulation will provide re-radiated heat in spring and autumn to warm up the interiors with large areas of south facing glazing.

High quality windows will be used with energy efficient glazing and ventilation for enhanced internal air quality.

A rainwater recycling system will be used to collect and store rainwater for non-potable purposes and garden use.

Low energy lighting will be used throughout.

Surfacing to the car parking area is to be in a permeable, block paving layout.

ACCESS

Vehicular access to the property is from Falcon Crescent. 2 car spaces are proposed and level access from these spaces to the front door of the house is proposed. This will allow non ambulant persons, prams, etc easy access to the dwelling..

The proposal complies with Building Regulations Part M4(2) Category 2: Accessible and Adaptable dwellings for flexible dwelling provision. Key spatial provision as required in Part M(2) is illustrated for Bedroom 1 above.

A level threshold will serve the front door. Internally all rooms are DDA compliant, with door widths allowing wheelchair access and DDA compliant wc facilities. Ample space exists in the internal room layouts to allow provision of a DDA compliant lift to connect lower ground and upper floors, with minimal alterations.