

Davies Architectural Services

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY

RESUBMISSION OF PLANNING APPLICATION FOR THE ERECTION OF 1NO NEW
DWELLING TO REAR PLOT AT

84 NEW BRISTOL ROAD, WESTON-SUPER-MARE, BS22 6AL

Contents

- 1. Introduction**
- 2. Site location and context**
- 3. The Proposal**
- 4. Design and Access Statement**
- 5. Sustainability and Energy Statement**
- 6. Conclusion**

1. INTRODUCTION

1.1 This Design and Access Statement has been prepared in respect of the submission of a planning application for the erection of a 1no new build dwelling to the rear plot at 84 New Bristol Road, Weston-super-Mare, BS22 6AL.

1.2 This statement will provide a description of the site and the surrounding area. It will then go on to explain the proposal and explore the design and access considerations pertinent to it, in accordance with the relevant guidance. This statement will demonstrate that a reasoned and appropriate approach has been adopted in the preparation of this development proposal.

1.3 This statement should be read in conjunction with the accompanying drawings.

2. SITE LOCATION AND CONTEXT

2.1 The application site is located in a predominantly residential area to south east of Weston-Super-Mare with easy access to local facilities and public transport links along New Bristol Road. The application site is located within the defined housing development boundary of Worle. The site currently accommodates an semi-detached rendered dwelling (no84) and associated amenity space for said dwelling including excessively large side garden, front drive for 2no cars and rear garden space. The property is currently rented and as such the garden has already been divided for a number of years to ensure upkeep of the excessively sized garden. New Bristol Road is a highly sustainable location in an area which is well served by public transport. There are schools and shops within reasonably close proximity.

2.2 The property is located on a substantial rectangular shaped plot that has a kink/change of direction in the middle. Its setting is within a residential area set amongst a street scene comprising 1930's and 1940's built semi-detached and terraced two storey houses. The rear of the plot is set amongst a newer set of semi-detached bungalows estimated to have been built in the 1990s due to their style access via Downs Close.

2.3 The plot on which 84 New Bristol Road stands is just over 66m deep from front to rear (at its longest). It has a frontage onto New Bristol Road and Downs Close of 7m. The rear boundary is also 7m long. The site area is approximately 450m². The footprint of the existing dwelling is approximately 55m².

2.4 The property is predominantly white rough cast render with roman roof tiles, white windows and UPVC guttering/facias etc. The adjoining houses are of a similar design, as is the majority of the street scene along New Bristol Road.

2.5 The following images show the existing property:



Above: Existing dwelling from front



Above: Existing dwelling aerial view



Above: Vacant plot from rear of site



Above: Existing garage to be removed

2.6 To the rear of the plot is a completely different characteristic of dwellings which the new proposal will be facing/sharing the street scene with. The new proposal will be facing Downs Close which is accessed from Moor Lane. This street consists of 1990's styles semi-detached bungalows. These bungalows are set within a wider area which consists exclusively of bungalows as per the below extract from Google Earth below:



Above: Red line indicates area that contains exclusively bungalows.

2.7 There is a clear and defined architectural style along Downs Close and the neighbouring area which include gabled styled detached and semi-detached dwellings. This precedent is important to consider as the form of the proposed dwelling at 84 New Bristol Road matches that as approved and constructed dwellings in close proximity. This includes the recently approved scheme at 10 Falmar Road which sits less than 100m away.



Above: Existing street scene along Downs Close.

3. THE PROPOSAL

3.1 This is a full planning application that seeks approval for the construction of 1no new build 2 bedroom detached bungalow. There is an opportunity to provide a sustainable and environmentally modest dwelling adding to the housing stock in this popular residential area which is in-keeping with the existing characteristics of the street as well as the recent nearby developments/renovations.

3.2 This proposal provides an opportunity to provide 1no dwelling constructed to modern construction standards within the guidelines of the code for sustainable homes together with the provision of suitable external amenity space. This design proposal is for a single storey dwelling with a footprint area of 83m² and a gross internal usable provision of 70.8m². The accommodation will be 2 bedrooms over a single storey which therefore compares favourably with minimum space standards for a 2 bed , 4 person house which is 70m² (Inc. built in storage of 2m²). Private garden space to the rear of the new building will be over 80m², in excess of minimum requirements for a dwelling of this size. The existing dwelling also maintains an existing garden in excess of 90m².

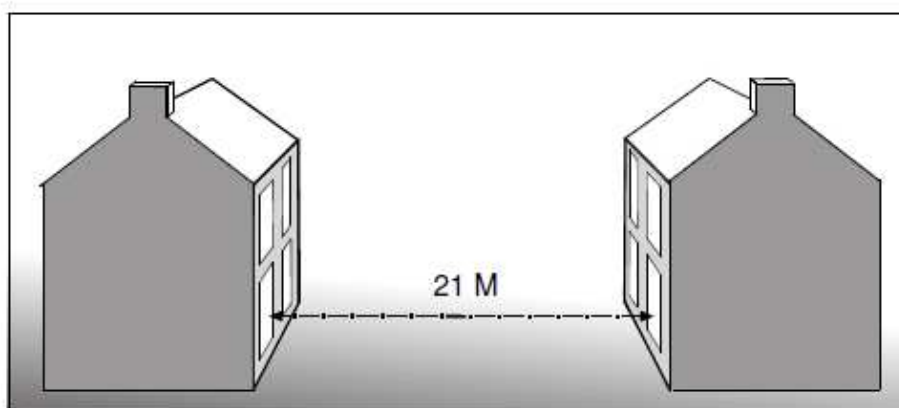
3.3 The site and its context have been assessed (as above) and it has been concluded that the site should be developed for residential purposes given that it is surrounded by predominantly domestic properties. The siting of the new dwelling has been carefully considered in relation to privacy and overlooking from any of the adjoining properties or indeed from and into the host property. The Architectural Consultant has shown on the proposed site plan the window to window distances and the 45 degree angle from habitable room windows which comply with general separation distance policy.

3.4 The proposal responds to and respects the context in which it is sited whilst also respecting the fundamental Architectural principles of scale, height, massing and alignment of the neighbouring properties. The design and Architectural proportions of the proposed dwelling are designed to have minimal impact on neighbouring properties with the proposal being of a similar building line to the existing structures and setbacks along Downs Close. The property is now also designed as single storey with a modest pitched roof, thus significantly reducing the scale and mass when compared to the previous proposal.

3.5 The proposed new build dwelling is single storey however is still set in from all boundary lines as well as the road itself which is in excess of planning requirements for single storey structures. The setback from the road at its longest is in excess of 6.5m, with the dwelling set in from the side boundaries of 0.5m and 1m respectively. This coupled with the compliant 45° horizontal sunlight angles and separation distances from the nearest windows of the neighbouring properties is continuously protected means the proposed property is well positioned. The form of the property is therefore appropriately sited in terms of form and scaling to ensure they have no overbearing or onerous impact on the neighbouring properties or the street scene.

3.6 The primary windows serving the property face towards the front and rear of the proposed property. The clear windows serving primary rooms on the front façade are a good distance from the street providing the new occupants with the adequate levels of privacy. This also matches properties on the other side of the street. Further to this the separation to the dwellings nearest window to the other side of Downs Close is in excess of 19.5m, as such compliant with the separation distances required over a highway (SD5) where generally 17m is acceptable (reduced from 21m). As per the supplementary planning guidance for 'Space and Dwellings' section SD2 and SD5 this complies with external distances required.

SD2 For a one or two-storey building facing a building of the same height, at least 21 metres should be maintained between dwellings where the facing walls contain windows of principal rooms.



SD5. Where buildings are separated by a public highway, the 21m standard should be relaxed.

- 5.5 The 21m-separation standard should not be used when principal windows face a highway since this might force dwellings back from the highway. In areas where most of the dwellings front onto the footway this creates a very poor layout. Furthermore, the distance does not protect the privacy of occupants as it allows a longer period of visibility on the part of onlookers travelling along the highway.
- 5.6 In such circumstances, dwellings which have open frontages, such as those which are very close to, or directly abut the highway, may be designed so that principal areas of habitable accommodation face towards the rear of the dwelling where greater privacy can be afforded. Where circumstances do not allow all the principal rooms to be sited at the rear, the use of narrow windows on front elevations can help to reduce public views into front rooms. Alternatively, small front gardens that are bounded with walls or hedges will usually create a reasonable degree of privacy for accommodation sited at the front of the dwelling.

3.7 The Architectural Consultant has proposed a design, for early consideration, which shows a modern aesthetic for the new building comprising an in-keeping palette of facing materials reflecting the context of adjoining properties. Pedestrian access will be off Downs Close to the main entrance on the north side of the new building. Vehicular access will utilise the existing dropped kerb from Downs Close for the new dwelling with 2no new perpendicular. The existing dwelling will maintain parking to the front via New Bristol Road.

3.8 The proposal involves no loss of mature or specimen trees. The site is well served with public utilities.

3.9 Additional design considerations as shown on the drawings include the following:

3.9.1 Parking

It is recognised that there is a minimum parking recommendation for different sized dwellings within North Somerset which is based on the SG plan but that local circumstances and the degree of accessibility by sustainable means are also considerations.

The existing site benefits from 3no off-street car parking space accessed from New Bristol Road and Dows Close and has good public transport facilities. This parking space is to remain for use of the existing dwelling with new spaces added for the new dwelling

According to the minimum parking standard recommended for residences in 2 bedroom properties, the property must contain 2no off-street car parking spaces. As shown on the proposed site layout plan the new dwelling achieves 2no off-street car parking spaces and as such meets the recommendations and therefore will not contribute to congested on-street parking.

With this in mind, the proposed parking arrangements under this scheme are adequate when compared to the existing arrangements on site. Above and beyond this, as can be seen from the submitted drawings, a minimum of 2no cycle parking spaces are provided by means of purpose built storage of the new build. This promotes sustainable means of travel and reduces the strain on the off-street parking requirement.

3.9.2 Further to parking these additional considerations have been applied against the new scheme proposal:

- Flood risk – this has been raised within the accompany Flood Risk Assessment and Sequential Test.
- The proposed hard-standing is to be permeable.
- Inclusion of Bin and Cycle storage as per drawing.
- The proposal retains good permeable area of the site.
- The property will be accessed via Downs Close with the existing right of way over the front of the land maintained from New Bristol Road.
- Rainwater will be taken via downpipes from roofs and into gutter / drainage that runs into soakaways located no closer than 5m to any surrounding building.
- Foul drainage will consist of gravity system discharging to the existing foul sewer within Downs Close.

3.10 The site is not in a Conservation Area but the new dwelling is visible from Downs Close. The proposed dwelling will create an aesthetically pleasing dwelling. In preparing the scheme and requesting your advice and guidance we have been mindful of the North Somerset Local Plan comprising the Core Strategy and the Policies, Sites and Places Plan (adopted 2017).

4. DESIGN AND ACCESS STATEMENT

4.1 In accordance with Government guidance this section sets out the relevant considerations in respect of the design and access elements of the proposal.

4.2 **Visual Impact:** The proposal has been carefully designed to respect the fundamental architectural principles of scale, height, massing and alignment. The design and architectural proportions of the proposed dwelling is derived from the local context and street scene.

4.3 The choice of materials serves to provide local context taking into account existing dwellings in the street.

4.4 Together with the variety of neighbouring building styles, the proposal follows other principles set out within the street scene and enhances the character and quality of the area.

4.5 **Residential amenity:** The external built form of the dwelling has been carefully assessed resulting in a proposal for a structure that resembles the existing property on site and neighbouring properties.

4.6 The accompanying plans and elevations show how the orientation of the proposed dwelling has been applied to ensure that the proposal sympathetically relates to the street scene both in terms of layout, scale and design whilst at the same time minimising any adverse residential amenity concerns experienced by occupiers of neighbouring premises. The orientation of the side elevations allows for future installation of solar photovoltaic panels which along with under-floor heating and sustainable methods of construction will assist to reduce the occupant's carbon footprint.

4.7 Vehicle access is proposed to the front and rear of the existing and proposed dwellings. No highway safety issues are anticipated as there is sufficient highway visibility from the main road onto the site with splayed access for all parking spaces. Cycle storage is provided in the store as per the drawings.

4.8 To the rear of the proposed property has a sufficiently sized gardens laid to lawn with access available via the front through a side access lane for both properties.

4.9 The proposal involves no loss of mature or specimen trees.

4.10 Access to and within the property will be the subject of Part M of the Building Regulations, ensuring reasonable access for people with disabilities.

4.11 Flood Risk

Flood risk has been actioned within the accompanying Flood Risk Assessment and Sequential/Exception Tests.

Water consumption will be reduced with a target usage of 120 litres per day per person with the following measures –

Dual flush WCs

Spray taps to kitchen and bathrooms

Eco showerheads

5.0 Sustainability and Energy Statement

5.1 Sustainable credentials of a development have been considered from its inception in order that this can be seamlessly integrated. It is considered that the most effective way to address sustainable issues is with intelligent design and the effective use of simple technologies, focusing primarily on efficiency and reducing energy waste, only using more complex systems where these are relevant and do not promote the use of unproven systems or expensive gimmicks. It is essential that sustainable design be considered in relation to the lifetime of the building from breaking ground, through occupation to the end of its useable life rather than purely in relation to energy consumption whilst the buildings are in use.

5.2 With the approach to the site the plan and section of the proposed new dwellings have been designed to utilise the topography of the site in order to minimise the amount of excavation required and hence the quantity of spoil that needs to be removed from the site.

5.3 The considered design, both internal and external will provide high quality built environment that will contribute to the quality of life of the residence themselves and the community as a whole. The layout has been designed to be flexible in order to accommodate differing needs of modern family living.

5.4 The most effective way to minimise heat loss and energy use and therefore the best way to improve the environmental credentials of new buildings is by improving the insulation and air tightness of the building. It is proposed that the property is well insulated, to and above current building regulations as per the SAP compliance report attached to the application. Robust detailing will be used in order to achieve a high level of air-tightness. The building is to be constructed using simple building technologies using easily sourced materials that will, where possible, be manufactured locally or within the UK.

5.5 It is proposed that a range of systems will be installed that reduce energy consumption directly, but also indirectly by helping the end users to understand their energy consumption and providing simple controls in order to be able to regulate this. Specialist advice will be sought as the design develops, however the following are an example of systems considered to be relevant:

Heating and hot water

A high efficiency condensing boiler combined with a un-vented pressurised water cylinder are still the most proven and effective method of providing the primary

heating source. The heating system will be designed such that solar heating can be added by the end occupants if desired.

Ventilation

Heat recovery systems can be simply installed in buildings with high levels of air tightness to harvest the heat from the air that is extracted. This air can then be used to supplement the heating.

Home control system

Fully integrated electrical systems are now standard technology and can be used to monitor gas/electric/water consumption to assist end users in understanding, controlling and regulating their consumption

Low energy lighting

By using a combination of LED and compact fluorescents rather than halogen light fittings and installing PIR motion detectors to less frequently used spaces such as WC's and Utility rooms the energy consumption of the lighting can be significantly reduced.

Voltage stabilisation devices

These simple fittings are now available for domestic scale projects and work by regularising the average voltage ranges of between 204V and 245V to a stable level of 220V. This simple installation results in whole house savings in electricity consumption of around 10%.

Sanitaryware

The installation of water efficient Sanitaryware and brassware will help to minimise the water consumption during the lifetime of the building.

Photovoltaic Cells

Photovoltaic cells are to be utilised to reduce the properties energy consumption by a minimum of 20%.

6.0 CONCLUSION

6.1 This statement demonstrates that the revised proposal accords with the principal objectives of both national and local planning policy and has addressed all concerns raised from the previous application refusal. In line with policy, this proposal recognises the importance of good design which is fundamental to the development of high quality new housing, and the need to contribute to the creation of sustainable, mixed communities. The design and layout makes efficient and effective use of the land and is easily accessible and well-connected to public transport and community facilities.

6.2 All the spaces will be used efficiently and safely and the dwelling will be accessible and user-friendly. The dwellings have been designed to a high quality to integrate with, and complement, the neighbouring buildings and the local area and will be built to a high standard. Careful consideration has also been taken into account relating to residential amenity and highway safety. Overall the proposal relates well to the surroundings and helps support a sense of local pride and civic identity.

6.3 It is respectfully requested that this proposal be granted permission.