

Design and Access Statement

Principle of development

The proposal will create a modern, environmentally friendly dwelling suitable for multi-generation living. It will be built using the Nudura ICF system with brick slip cladding to the exterior. Insulation will exceed that required by Building Regulations and glazing will all be triple glazed, and heating will be underfloor using ground source heating. As a result the build will achieve a significant reduction on CO2 emissions over and above the targets set out in Part L. The building will be far more efficient than the existing building and also more efficient than building the fall back alternative.

Our proposal accords with the requirements of the NPPF for “very special circumstances” for building in the Green Belt, by virtue of the fact that it is less harmful to the Green Belt than the permitted development fallback. The permitted development scheme can and will be built if this application is refused as illustrated by the schedule of works included below.

Schedule of Works	Weeks	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Underpin Existing House	4	█	█	█	█																						
Foundations for extensions	4					█	█	█	█																		
Build/Prop and Pour ICF	4									█	█																
Cut and install roof timbers	2																										
Internal Floor Joists	2																										
Tile roof	2																										
Install external doors and windows	2																										
First fix carpentry/Stud walls	2																										
First fix plumbing	2																										
First fix electrics	2																										
Plasterboard and skim	3																										
Second fix electrics	2																										
Second fix plumbing	2																										
Second fix carpentry	2																										
Decorating	5																										
Install kitchen/bathrooms	2																										

Size Calculations

	Existing	Approved	Proposed	Difference
Footprint	295 m ²	653 m ²	455 m ²	-30.3%
GIA	271 m ²	891 m ²	633 m ²	-29.0%
Volume	988 m ³	3148 m ³	2419 m ³	-23.2%

The proposal represents a significant reduction compared to the approved scheme for footprint, gross internal area, volume. Therefore, the proposal will have less impact on the openness of the Green Belt and is less harmful than the fallback permitted development scheme. Knocking down and starting from scratch will also create a higher quality build, and create a highly energy efficient dwelling as well as being more aesthetically pleasing than extending the existing bungalow. As such, it is clear that there are material considerations of sufficient weight that would constitute ‘very special circumstances’. The very special circumstances should therefore outweigh any inappropriateness of the development and the harm to openness of the Green Belt.