

DESIGN AND ACCESS STATEMENT

JUNE 2023



ELMFIELD COTTAGE, BRISTOL ROAD, CHURCHILL

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 erect 2 no. detached houses on the extensive garden to the rear of Elmfield Cottage. This follows outline planning consent ref: 21/P/1700/OUT. The consent states that approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority, in writing before any development is commenced.

Care has been taken to minimise any impact on adjoining neighbours whilst creating a distinctive, high quality scheme that responds to local context.

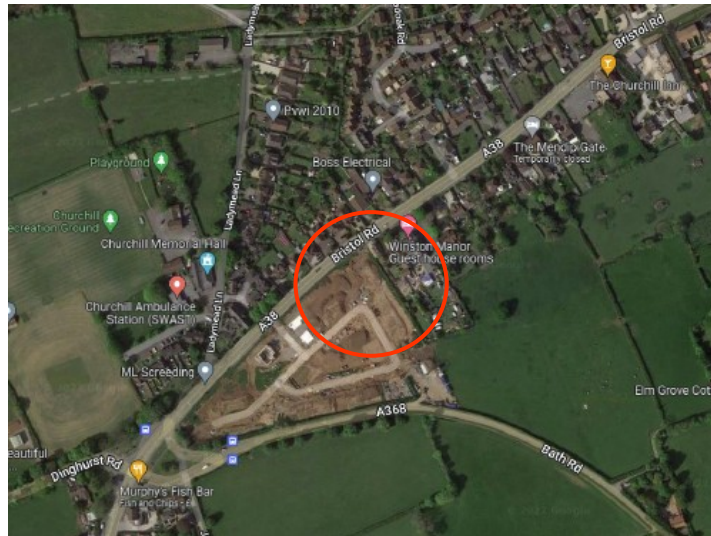
NOTE :
MAPS AND DRAWINGS THROUGHOUT THIS DOCUMENT ARE NOT TO SCALE

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SITE DESCRIPTION



Elmfield Cottage



Elmfield Cottage



1880's map before erection of Winston Hotel

The site is located within the village of Churchill and set back from the A38, a major trunk road linking Bristol and Somerset. The land proposed for development is garden space associated with Elmfield Cottage, located well away from the House, to the south. The proposal benefits from outline planning consent for 2no. detached houses, ref: 21/P/1700/OUT.

The Mendip Hills Area of Outstanding Natural Beauty (AONB) is situated approximately 500m to the south, as is the Dolebury Warren Site of Special Scientific Interest (SSSI).

The land slopes gradually upward towards the south east, with open space to the south. Housing development has recently been consented on adjoining land to the north east of the site, associated with Winston Hotel, ref: 22/P/1197/FUL . Recent new housing adjoins the length of the south west border.

The site is bounded to the north east by a rubble stone wall, which will be retained and repaired. The access drive is bounded to the north east by a stone boundary wall to the Laurels.

The site is not located within a conservation area, nor within curtilage of a listed building.

SITE DESCRIPTION



- 1 Elmfield Cottage
- 2 conservatory to Elmfield Cottage
- 3 consented scheme for 5no. detached houses
- 4 recent housing development
- 5 garden to Elmfield Cottage

Elmfield Cottage recent housing development Elmfield Cottage



view from Bristol Road



access drive looking south east

conservatory to
Elmfield Cottage



boundary wall to the Laurels

conservatory to
Elmfield Cottage



access drive looking south east

SITE DESCRIPTION



1



2



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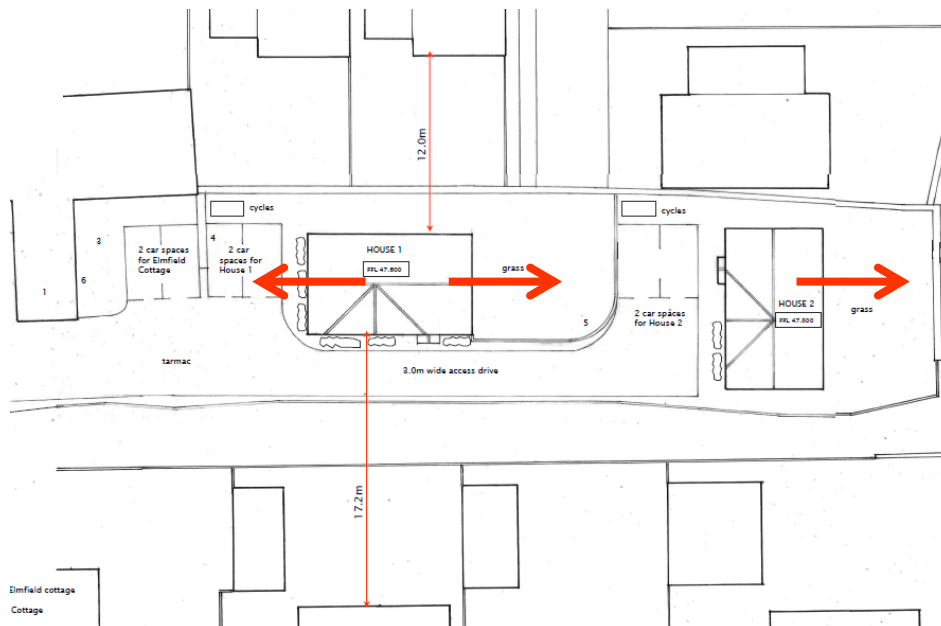
DESIGN PROPOSAL



The site is 'sandwiched' between recently constructed housing to the west, for 41 residential units, and a recent consented scheme for 5no houses to the east. This has formed the context to the design approach for the proposed 2no new houses at land to the rear of Elmfield Cottage. A design approach was chosen that was sympathetic to the context of built forms in the vicinity of the site. A contemporary approach was considered but it was felt that a traditional form, similar to the low, gabled surrounding buildings would be a more sympathetic approach.

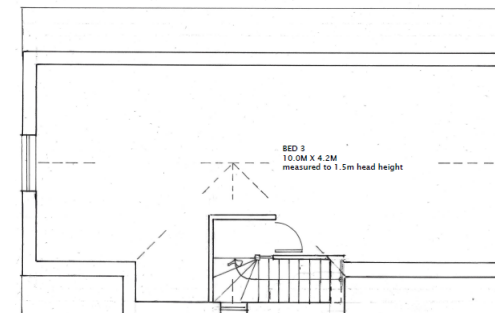
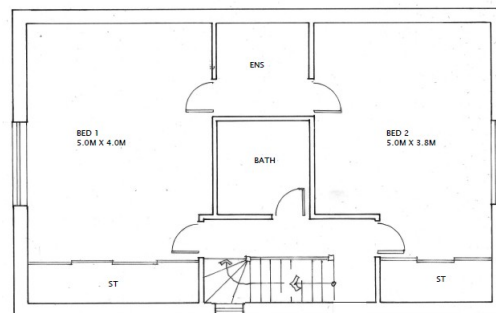
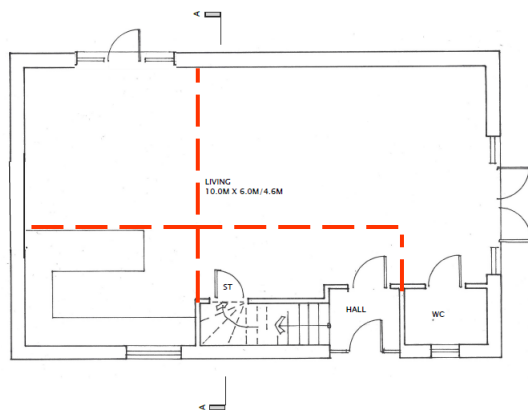
The site layout approved at outline stage has formed the template for the proposed site layout although the access drive has been simplified to remove the 'kink' into the site and the footprint of the 2 houses has been amended to respond to site conditions.

← window orientation to avoid overlooking. Note that the existing conservatory to Elmfield Cottage will have etched glazing to avoid overlooking from House 1 upper windows



Both houses follow the same design layout and elevational treatment and have been carefully designed to avoid overlooking / overbearing issues on the new housing either side of the site. House 1 has been orientated with windows facing north/south and House 2 orientated with windows facing south. Each house is 2.5 storey allowing use of roofspace, and has a simple roof form, with gabled frontages over stairs to create headroom.

DESIGN PROPOSAL



----- potential room divisions

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	103	2.5
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	3.0
	7p	108	115	121	
	8p	117	124	130	
6p	103	110	116		
5b	7p	112	119	125	3.5
	8p	121	128	134	
	7p	116	123	129	
6b	8p	125	132	138	4.0

The layouts of the proposed houses comply with criteria set in the DCLG nationally described space standards (see above).

Minimum net floor areas are easily met with each house having a net floor area of 160 sq m. Adequate provision of storage and accessibility requirements have been incorporated.

The layout of each house is flexible, open plan on the ground floor, minimising unusable circulation space and allows for subdivision to separate rooms if required.

SUSTAINABILITY

A combination of energy saving features is proposed for the construction and use of the houses 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.

CABE Building for Life criteria has also been followed as a benchmark.

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.

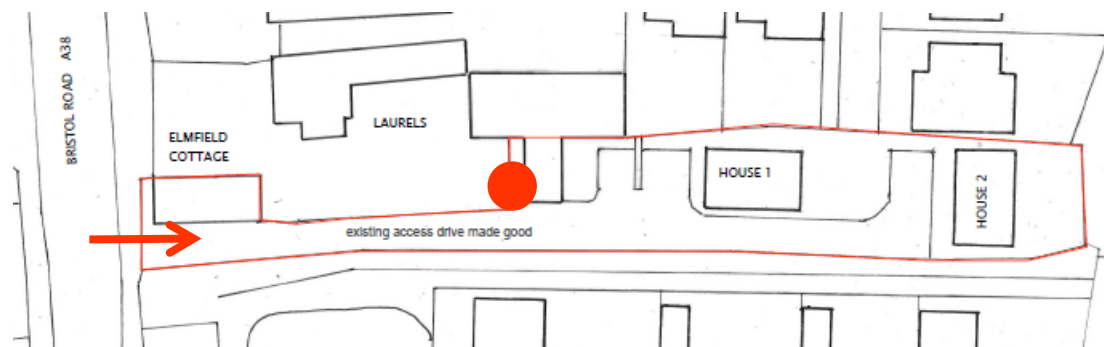
Masonry floors and a high level of underfloor insulation will provide re-radiated heat in spring and autumn to warm up the interiors with large areas of south facing glazing.

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

Low energy lighting will be used throughout.

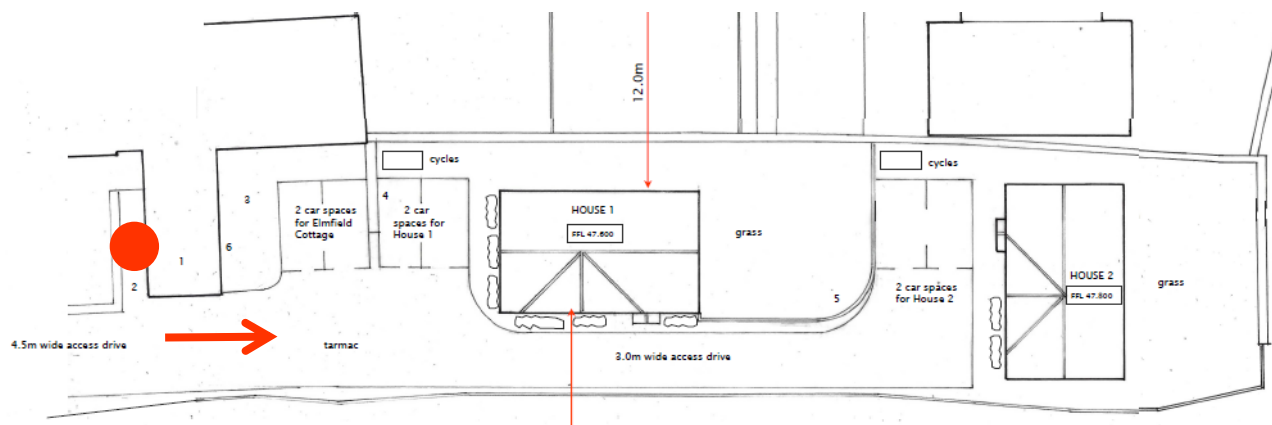
Surfacing to the house frontages and car parking spaces is to be in a permeable, block paving layout.

ACCESS



→ Site access from Bristol Road approved at outline planning stage, with visibility splays maintained

● communal refuse / recycling point



The proposal complies with Building Regulations Part M4(2) Category 2: Accessible and Adaptable dwellings for flexible dwelling provision. A level threshold will serve the front doors. 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. Level access from car spaces to the front door of each house is proposed. This will allow non ambulant persons, prams, etc easy access to the dwelling. The access drive will be treated on Homezone principles. The layout provides 2no. car spaces per dwelling, including Elmfield Cottages. Cycle storage is provided for each house in external, secure and weatherproof units.