

Gale Bungalow - Tarbay Lane - Windsor | Design & Access Statement



Gale Bungalow – Tarbay Lane – Oakley Green - Windsor | Design & Access Statement



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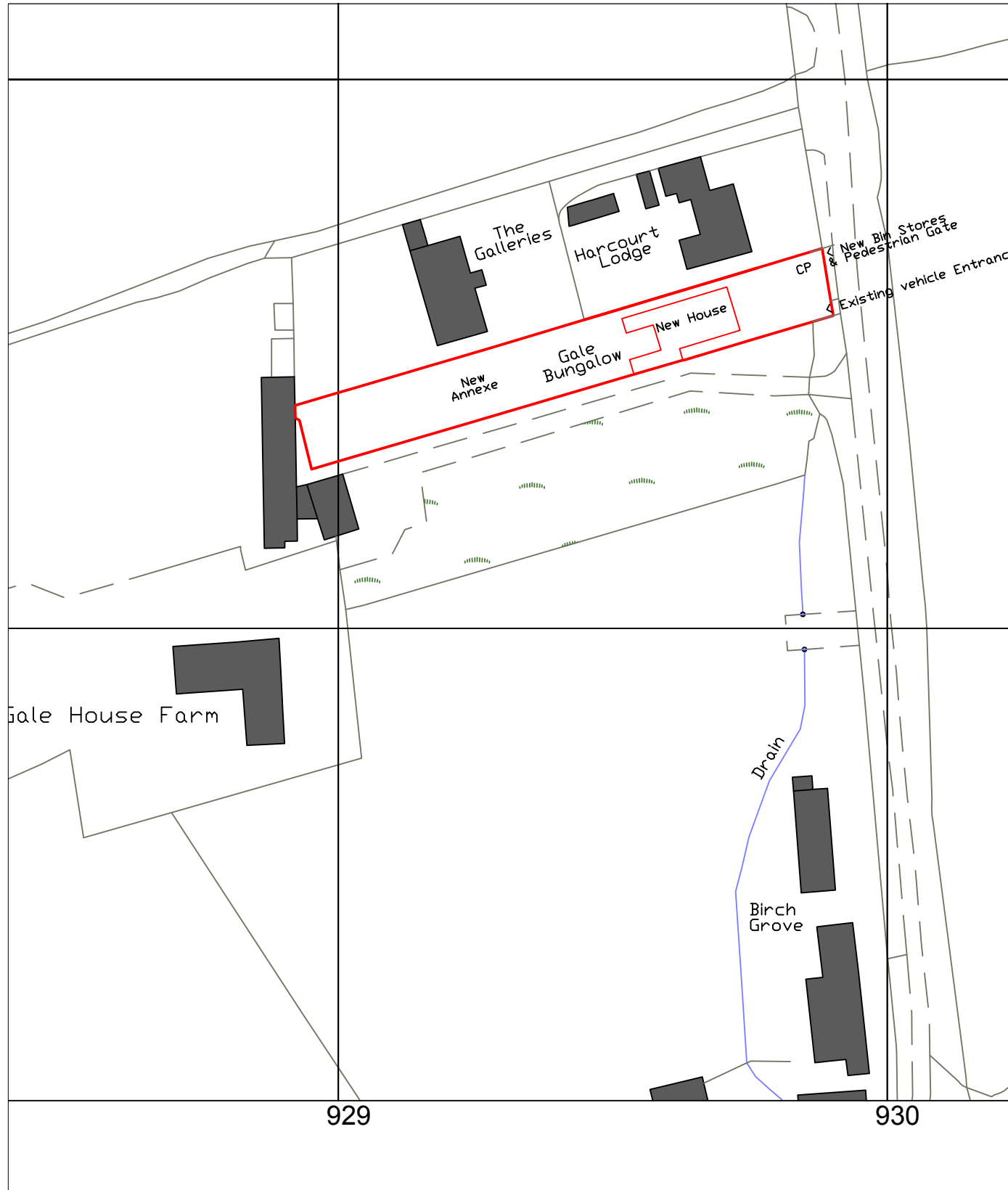
1. Introduction

Our clients Mr & Mrs Ponnambalam have appointed Stuff International Design to make proposals for planning for a new house on the site of his current property at Gale Bungalow, Tarbay Lane, Oakley Green, Windsor SL4 4QG.

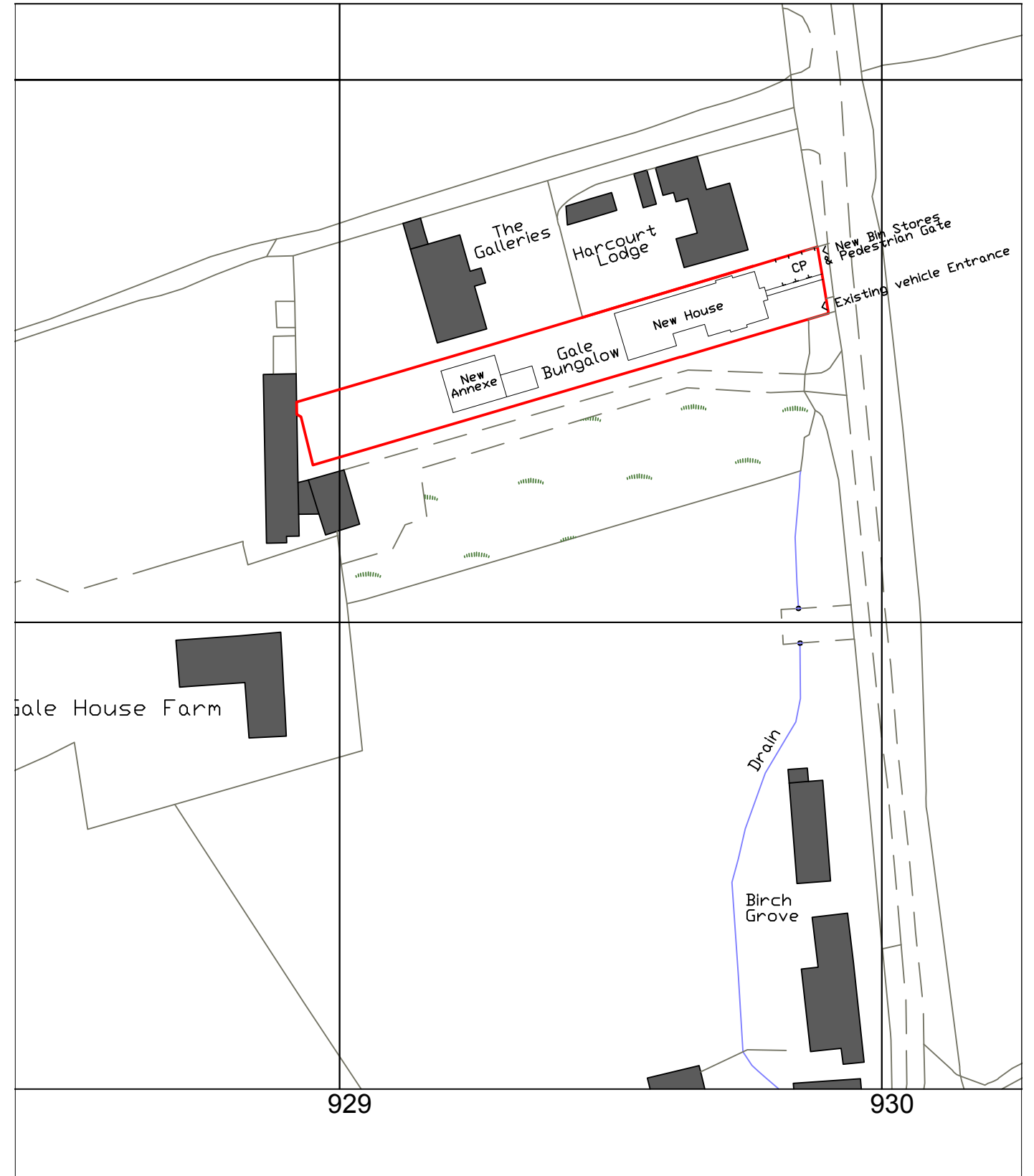
Our clients acquired the property some 18 months ago or so and during this period have found the current dwelling to be thermally impoverished even with the addition of cavity wall insulation. The problem is further exacerbated by parts of the structure being of single monolithic masonry construction. Consequently, our clients would ideally prefer to demolish the existing dwelling and build a new improved house utilising modern sustainable building techniques and materials to attain 'Passive-Haus' or similar optimal standards of thermal integrity and energy sustainability in an enhanced architectural design as a multi-generational 'Lifetime home'.

The site is constrained by being located in Greenbelt, but is not located in a village or semi-urban environment, but is a stand-alone property on a privately adopted road with only two immediate neighbours to the north and one other to the south and west of the site.

The site is not located in an area at risk of flooding as designated by the Environmental Agency, being in Zone 1 and consequently no Flood risk assessment accompanies this Design & Access Statement. Similarly, no Transport statement is included, as the parking provision and the site access remain as existing.



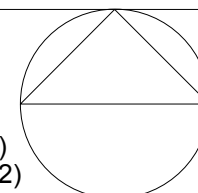
1 Existing Site Plan



2 Proposed Site Plan

Site Development Metric Information

Item	Existing	Proposed
Land Area	0.1160Ha	0.1160Ha
Developed Land %	17.4%%	21.2% (+3.8%)
House Footprint GEA	201.6M2	234M2 (+32M2)
House Internal GIA	171.4M2	290M2 (+119m2)



Drawing - Existing & Proposed Site Plans
 Project - Tarbay Lane - Oakley Green - Windsor - SL4 4QC
 Client - Mr & Mrs Ponnambalam
 Scale - 1:100 @ A1 & 1:200 @ A3 Dwg No TL2-ADP01A Rev |
 Date - 03.03.2022
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Proposed North West View

Development Inclusive Design Statement

The following plans will demonstrate that every effort has been made to ensure that the proposals are fully comply with the following Building Regulation requirements;

M4(2) [accessible and adaptable dwellings] and
M4(3) [wheelchair user dwellings]

Entrance from the public footpath to the front door of the property will be slightly graded to ensure run-off of rainwater but effectively level for wheelchair users.

A peripheral encompassing drainage gully to the external structural walls ensures that the surrounding paving is equally level with the Ground floor of the proposed dwelling.

Internally all common parts and individual rooms comply with non-ambulant turning circles with a DDA compliant WC installed on the ground floor. Potential for a future internal DDA compliant Lift has been incorporated into the design layout.

The Ground floor being open plan allows for maximum social interaction with the Kitchen acting as the central hub for family activities.

The rear Gardens have areas of lawn, which are both level and accessible and well screened for privacy. A central paved Patio, level with the house interior, ensures easy access to external dining during sunny seasonal periods.

3. The Proposals

Our Clients, Mr & Mrs Ponnambalam, finding that the current dwelling does not suit their long-term demands as an extended family in terms of quality, disposition and quantity of existing accommodation, but enjoying the location and aspect of the site, briefed Stuff International design to produce a more viable new-build alternative. The brief being based on the requirements for a lifetime and multi-generational occupation of a new aspirational home, with considerable ecological and emotional benefits in terms of Thermal envelope, Material selection, quality of life and outlook enhancement.

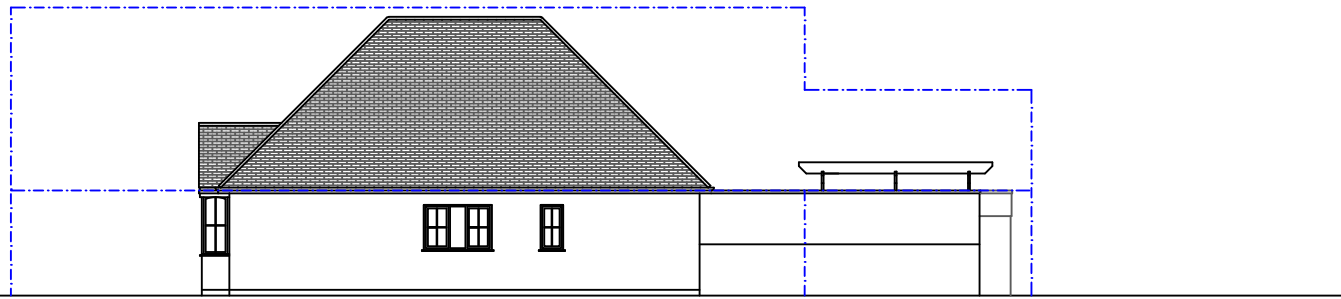
In order to satisfy the above demands of the brief, the proposals elect not to increase radically the existing overall building footprint or location whilst increasing, subtly, the volume to facilitate the internal accommodation requirements, namely;

- A large Family Room for traditional gatherings.
- Principal Bedroom plus 4 further bedrooms to accommodate a growing family and aged parents.
- Plenty of access to external space, using balconies and patios.
- Conscious 'aspecting' of room orientations towards the passage of daylight throughout the day and towards key landscape vistas.
- The creation of dramatic spaces to emphasise 'openness' and light.
- Extensive use of Natural Materials.
- Maintenance of existing built-over area.

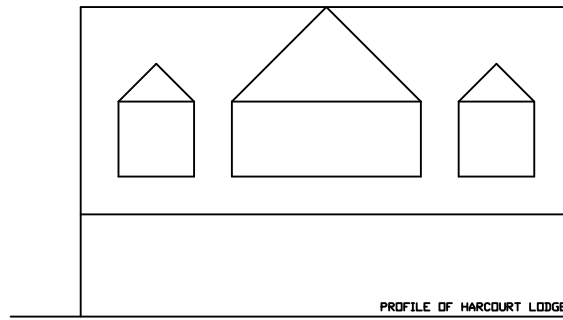
We believe the proposals achieve these key requirements within the relative confines of the existing built footprint without compromise or any detrimental effect on any neighbour, particularly in regard to overlooking or blocking of sunlight | daylight.

In addition to the main proposed dwelling and in response to criticism from the LPA to our previous and subsequently withdrawn application, in regard to massing; we have been able to reduce the volume of the proposed main dwelling by proposing an Annexe building.

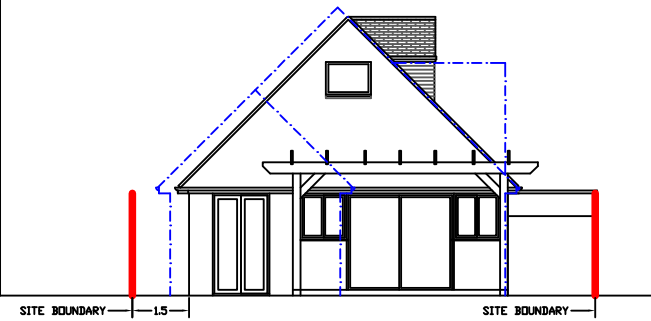
This would be located midway down the rear garden in alignment to the adjacent 'Galleries' building and provide simple one Bedroom accommodation, ultimately as the clients Parents home, but initially as a dwelling for the clients whilst the existing house is being demolished and the new house constructed. To that extent, a condition of planning would have to be drawn up that would allow for the construction of the Annexe Prior to demolition with occupation allowed at the point of commencement of demolition.



6 North - Side Elevation



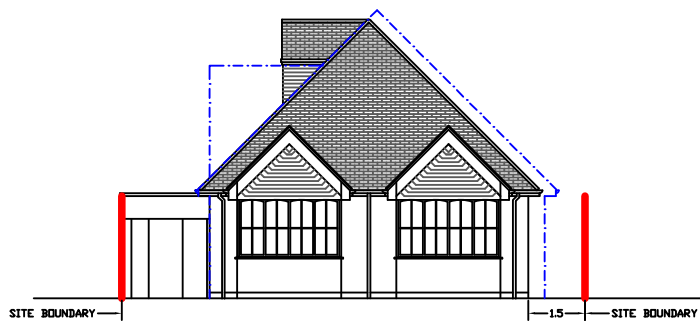
7 West - Rear Elevation



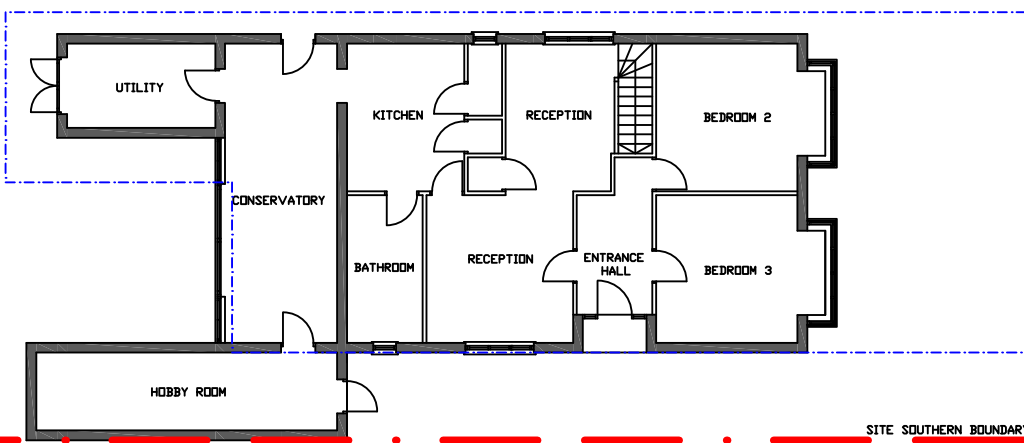
5 East - Front Elevation



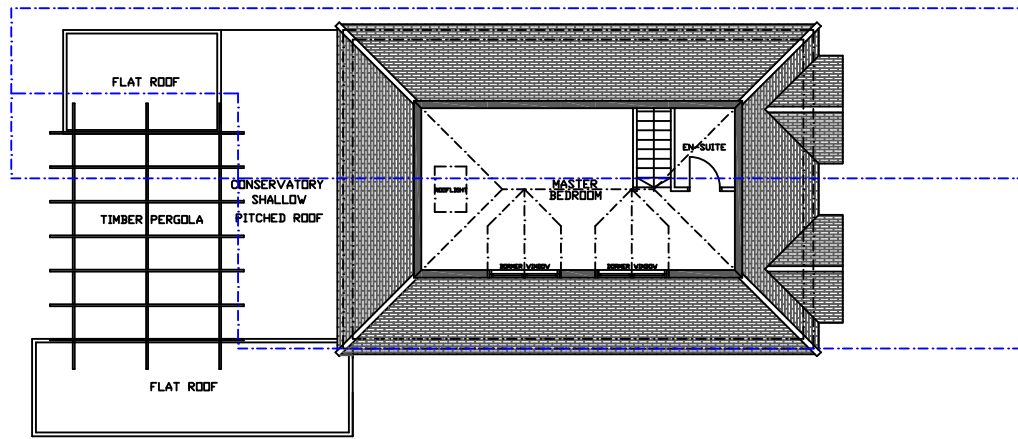
4 South - Side Elevation



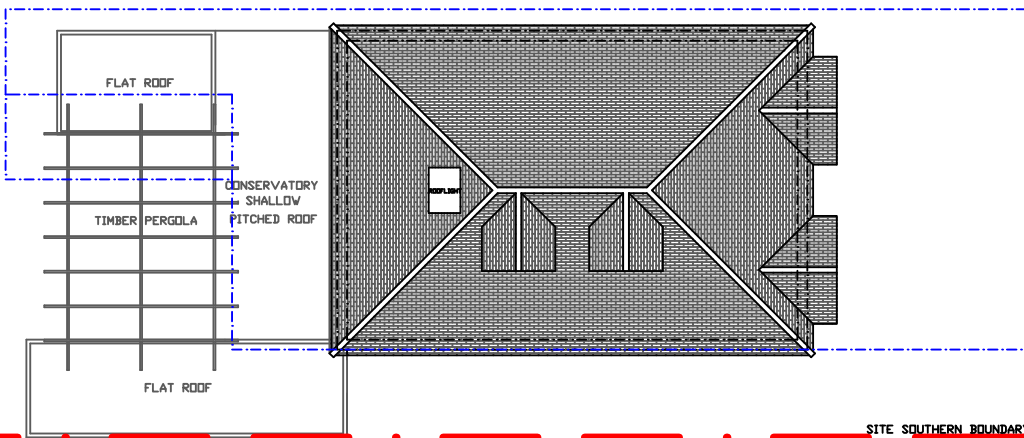
5 East - Front Elevation



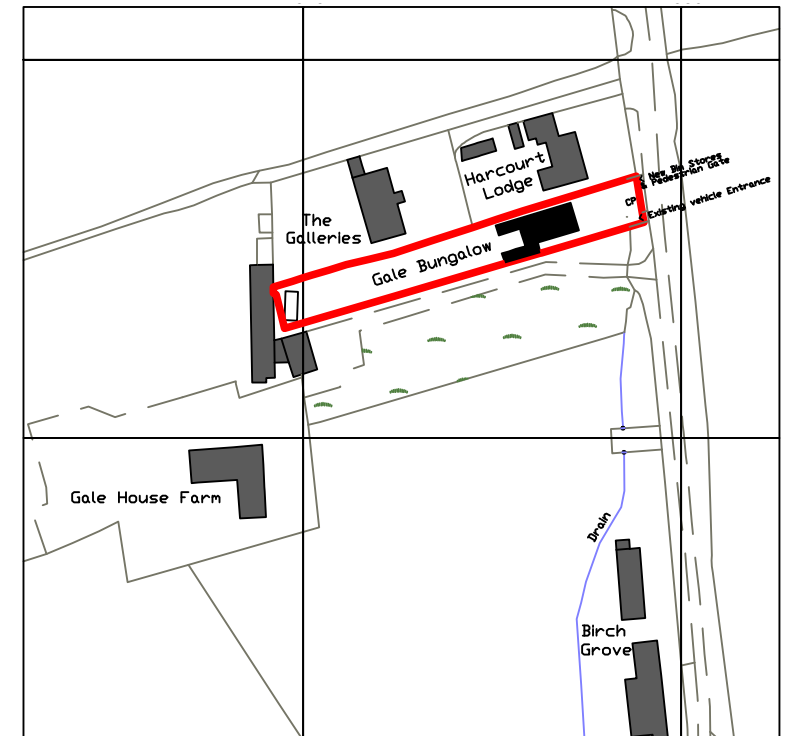
1 Existing House Ground Floor Plan



2 Existing House Attic Floor Plan



3 Existing House Roof Plan



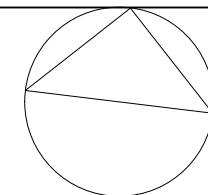
OS Site Location Plan 1:1000



PROPOSED HOUSE FOOTPRINT AND PROFILE OUTLINE

Site Metric Information

Site Area = 0.1157Ha | 1157.67M2
 Existing Building Footprint = 167.25M2 GEA
 Existing Building Internal Area = 173.41M2
 Existing Building Volume = 652.8M3 GEA
 Existing Hardstanding = 155.27M2
 Existing Built Over Area = 322.52M2 = 27.85%



Drawing - Existing House Plans & Elevations
 Project - Tarbay Lane - Oakley Green - Windsor SL4 4QG
 Client - Mr & Mrs Ponnambalam
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