

**CROXLEA
PARSONAGE LANE, WINFORD**

**2793 DS 01
DESIGN & ACCESS
STATEMENT**

15 MARCH 2024



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This Design & Access Statement has been prepared by Angus Meek Architects as part of a planning application submission for the demolition of the existing dwelling house and associated outbuildings, construction of replacement dwelling and garage and the conversion of existing garage into home office and gym at Croxlea, Parsonage Lane, Winford, BS40 8DH.

DRAWINGS AND OTHER INFORMATION INCLUDED IN THIS APPLICATION

The following documents and drawings constitute the planning application submission:

- Application forms
- CIL forms
- Planning Statement by Rapleys
- Arboricultural Report by Silverback
- Preliminary Ecological Appraisal by Co-Ecology
- Bat Survey & Assessment by Co-Ecology
- Energy Statement by Viro
- 2793 DS01 - Design & Access Statement
- 2793 L01_A - Site Location Plan
- 2793 E01_A - Existing Site and Roof Plan
- 2793 E02 - Existing House - Plans and Elevations
- 2793 E03 - Existing Garage - Plans and Elevations
- 2793 P01_B - Proposed Site & Roof Plan
- 2793 P02_C - Proposed House - Plans and Elevations
- 2793 P03_A - Proposed Garage - Plans and Elevations
- 2793 P04_D - Proposed Gym and Home Office - Plans and Elevations
- 2793 PD01 Permitted Development Option

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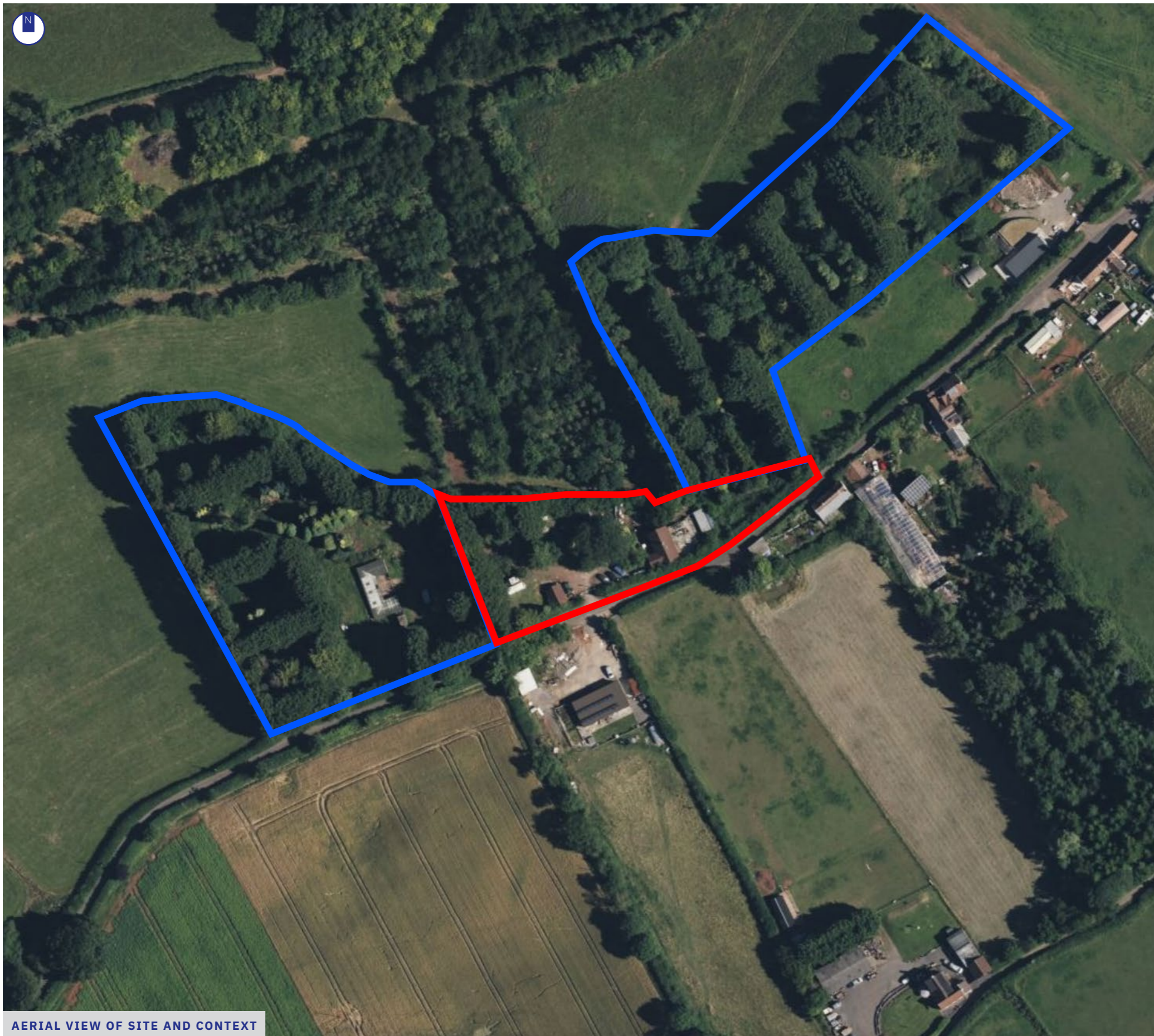
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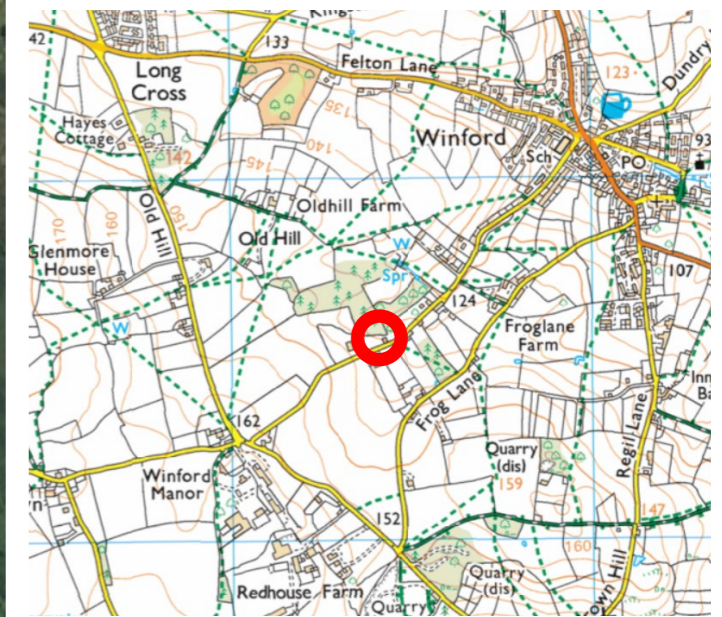
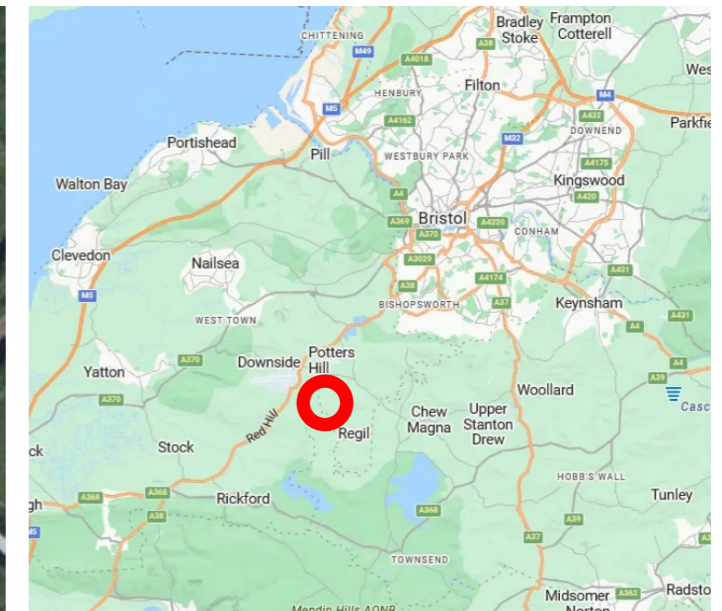
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AERIAL VIEW OF SITE AND CONTEXT



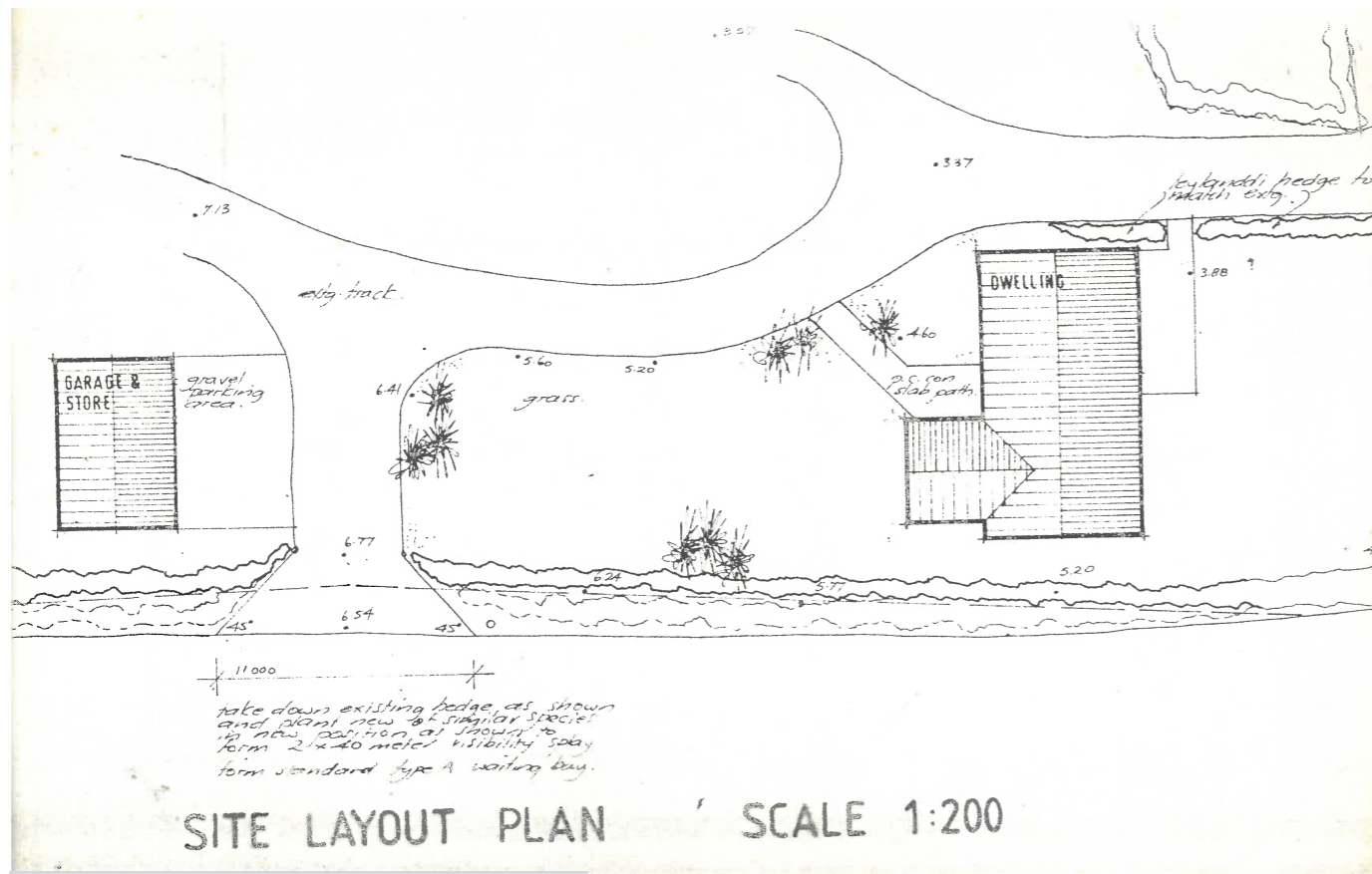
The site is located to the south west of Winford Village, to the north of Parsonage Lane, which is generally a single track road with passing places.

The application site comprises an existing bungalow dwelling, double garage and numerous outbuildings.

The red line area shown on the site plan is approximately 0.33 hectares.



PROPOSALS SUBJECT TO DESIGN DEVELOPMENT, STATUTORY APPROVALS & SITE SURVEY



APPROVED SITE LAYOUT - 1985 - REF: 817/84

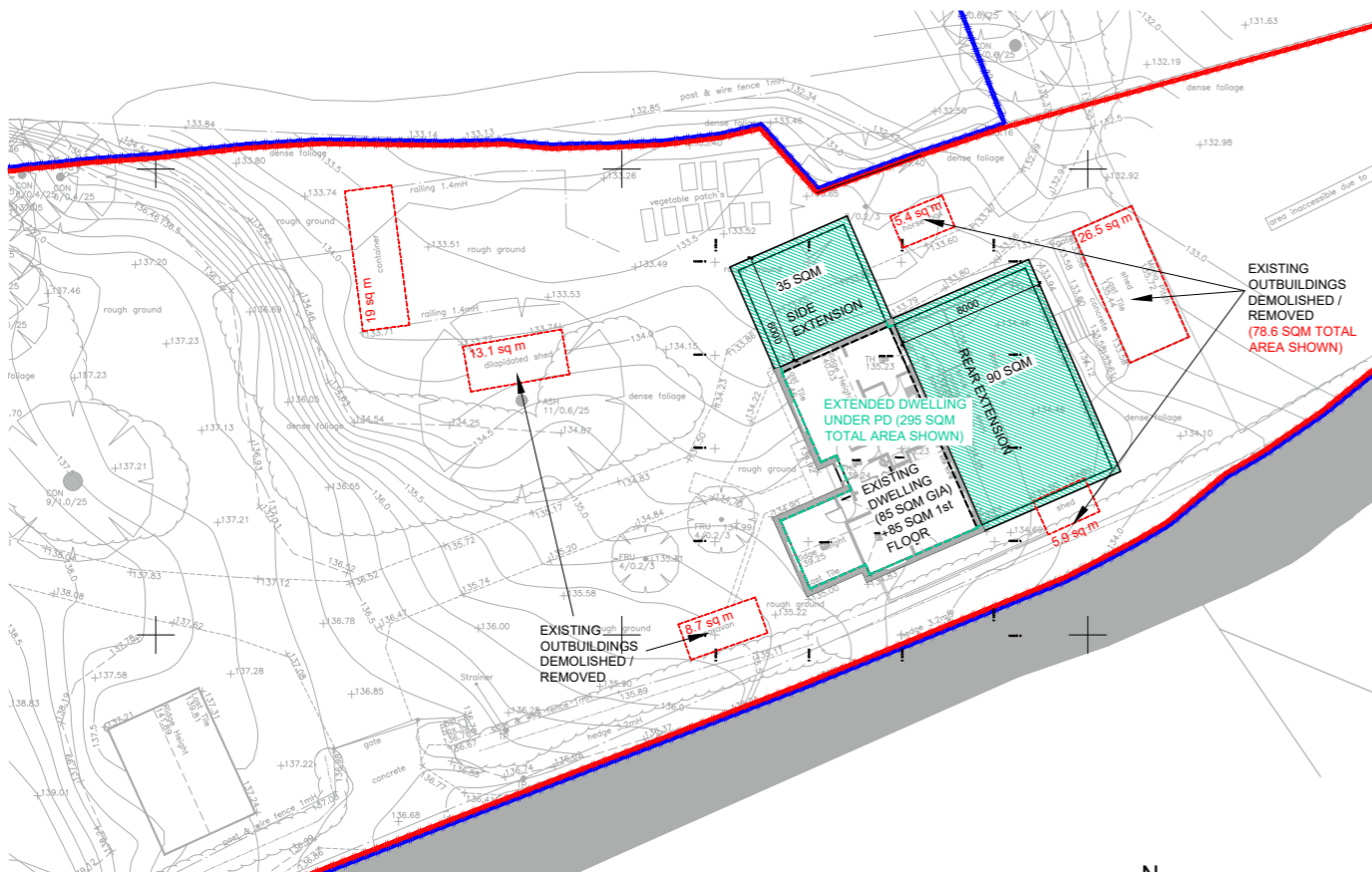
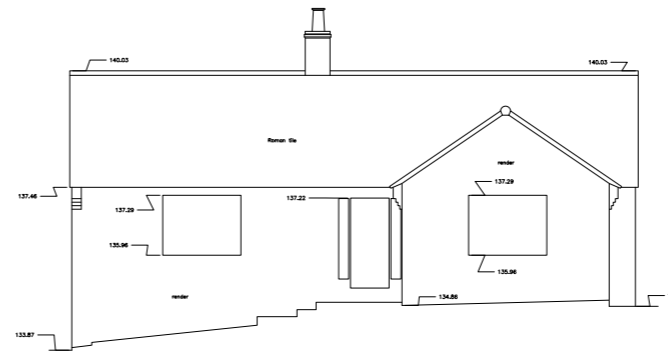
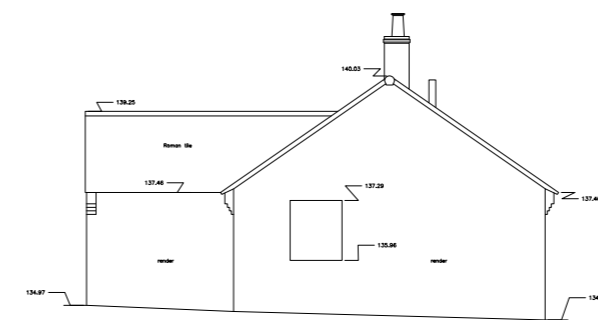


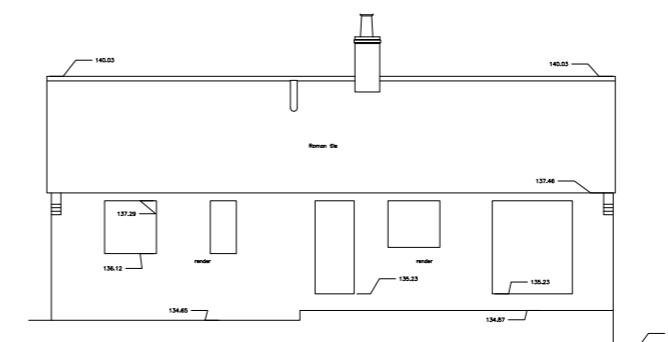
DIAGRAM 1: PERMITTED DEVELOPMENT



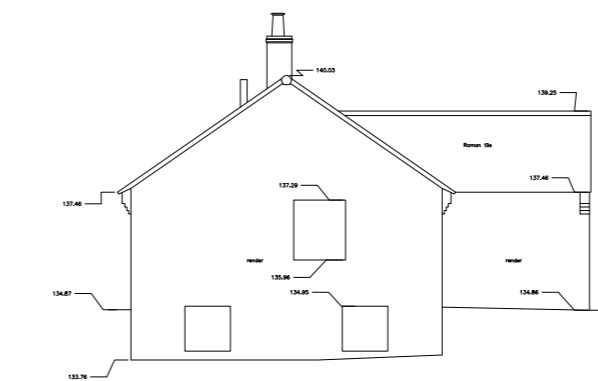
FRONT ELEVATION - SWS SURVEYS



SIDE ELEVATION - SWS SURVEYS



REAR ELEVATION - SWS SURVEYS



SIDE ELEVATION - SWS SURVEYS

PLANNING HISTORY

The bungalow dwelling, as existing, received planning permission in 1985 (Ref: 817/84).

This permission was granted without any conditions which remove permitted development rights of any nature or any conditions which limit occupation of the dwelling.

PERMITTED DEVELOPMENT

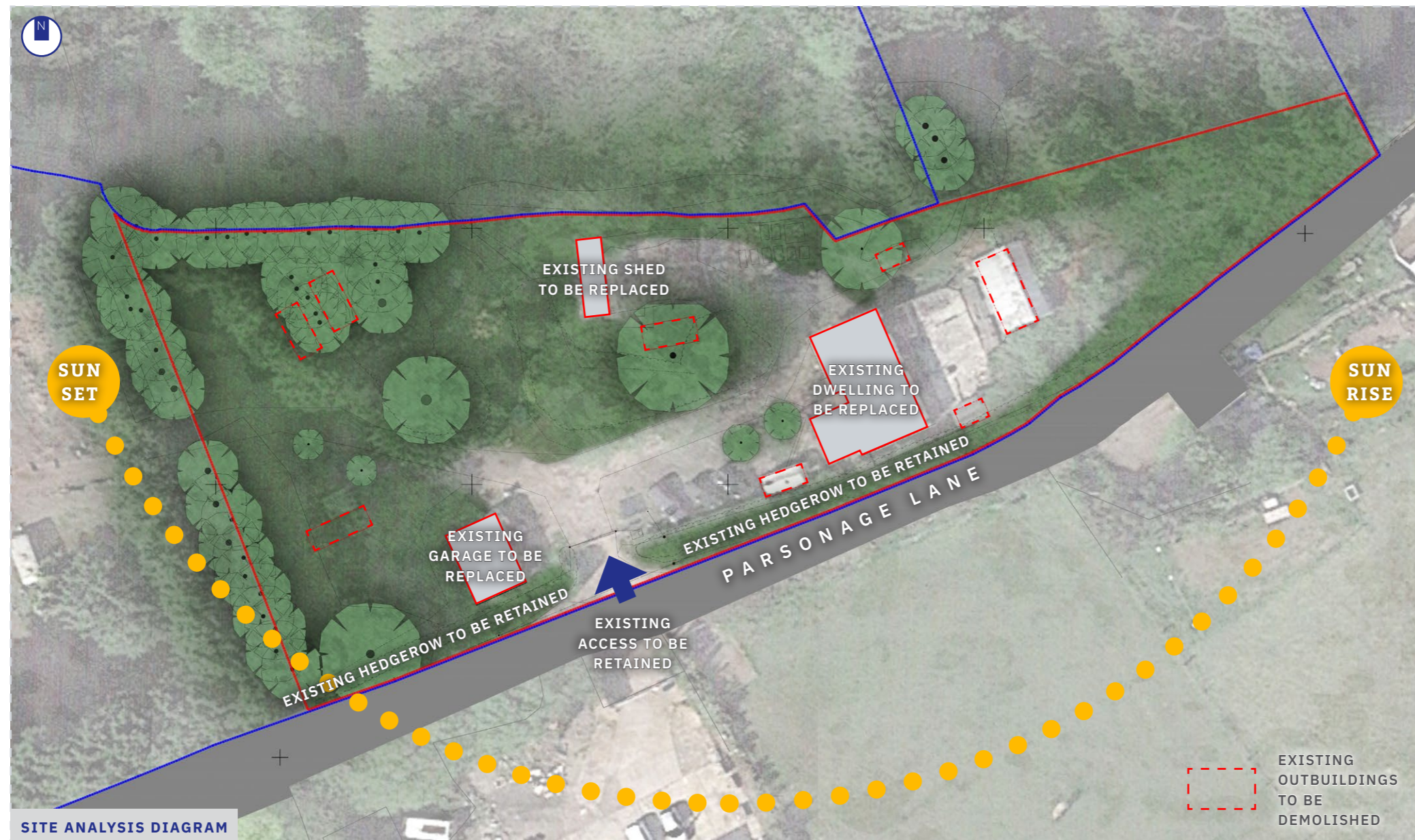
Under permitted development, it is considered that the existing bungalow dwelling could be extended and increased in size from 85sqm to 295 sqm gross internal area (see Diagram 1). This would be achieved via the following:

- Rear extension: up to 8m for detached property;
- Side extension: Up to 50% width of original house (6m);
- Additional storey: single storey detached dwellings can extend upward by an additional storey.

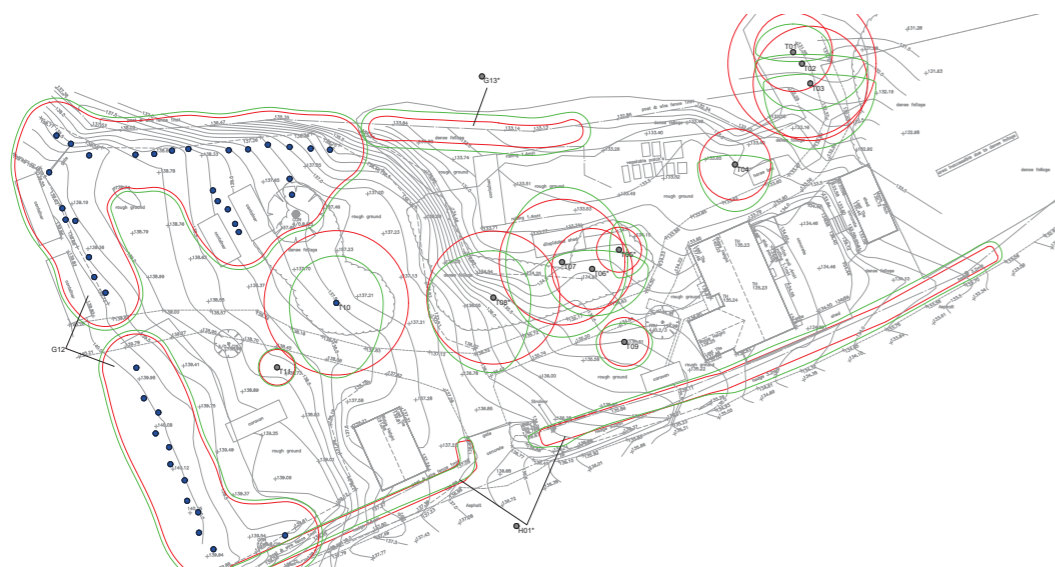
Accordingly, by combining these permitted development options, a significant increase in the size of the existing bungalow dwelling can be achieved without the explicit need for planning permission.

However, it is also considered that this strategy would result in disjointed extensions with awkward internal layouts and external massing. In contrast, a proposed replacement dwelling could be designed to respond to the site's context and be energy efficient, whilst also meeting the applicant's accommodation requirements.

Refer to the Planning Statement for further details of planning history and context.



SITE ANALYSIS DIAGRAM



TREE CONSTRAINTS PLAN

The site is located to the south west of Winford Village, along Parsonage Lane.

Directly north of the site lies both planted deciduous and coniferous woodland. Parsonage Lane lies adjacent to the south of the site, beyond which agricultural fields and residential / farm buildings are present. To the east and west lie further farm buildings and fields, interspersed with conifer trees.

The boundary with Parsonage Road contains the existing access and mature hedgerows. The site slopes down from south west to north east toward Winford.

There are numerous existing buildings on site including the main dwelling, a double garage, a block of dog kennels, 2 containers, 2 caravans, 2 sheds, and a horsebox.

The existing trees on site (refer to arboricultural report) are mostly located to the north and west of the site and are not subject to tree protection orders.

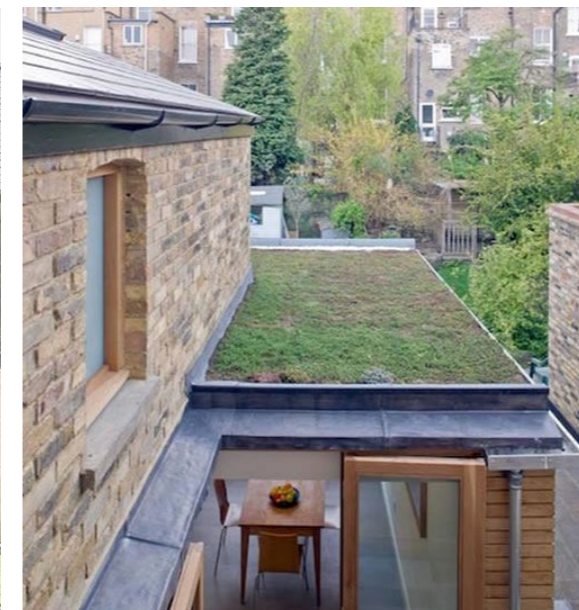
The adjacent garden within the property is dominated by an open area of bare ground, scrub and vegetable patch.

ARBORICULTURE

With reference to the Arboricultural Survey submitted in support of the application, it is noted the majority of existing trees within the application site are growing along the northern & western boundaries (ref G12) and comprise mainly Leyland Cypress trees.

Trees T04-T11 are mostly Cat C trees and will be retained with the exception of T07 (common ash), located in the centre of site to the west of the existing bungalow, which will be removed due to ash dieback disease, in accordance with good arboricultural practice.

Retained trees will be protected from nearby construction works utilising protective fencing in accordance with the Tree Protection Plan.





PROPOSED SITE PLAN

SITE LAYOUT

The proposed site layout generally follows the existing arrangement with the replacement dwelling broadly located in the same position as the existing dwelling. The proposed new double garage is in the position of an existing container (to be removed), and the home office/gym is being created through the conversion and extension of the existing garage.

Numerous poor quality outbuildings on the site shown red dashed are to be demolished / removed as part of the works.

The existing access from Parsonage Lane is retained and reused with a new gate & stone piers proposed.

Within the site, there are existing, informal vehicle tracks, which are to be extended and improved with a new permeable surface from the entrance to the house and new garage.

ECOLOGY & BIO-DIVERSITY MITIGATION

In accordance with the Preliminary Ecological Appraisal and Bat Survey reports, the proposals include mitigation measures including the provision of bee bricks, bat and bird boxes throughout the site. The proposed locations are shown on the Site Layout and will be installed in accordance with best practice.

The landscaped rear garden to the east of the new dwelling will incorporate soft landscaping measures supportive of increased bio-diversity.

SUSTAINABILITY

A design stage Energy Statement has been provided in support of the application. This statement demonstrates how the development has been designed to reduce energy use and will set out how the proposals will ensure that 10% of the dwelling's energy demand will be met by renewable energy sources.



3D VISUALISATION

ACCOMMODATION

The proposed new dwelling is a two-storey, 4-bedroom house conforming to Technical Housing Standards - Nationally Described Space Standard in terms of overall GIA (233 sqm), room sizes, ceiling heights and storage.

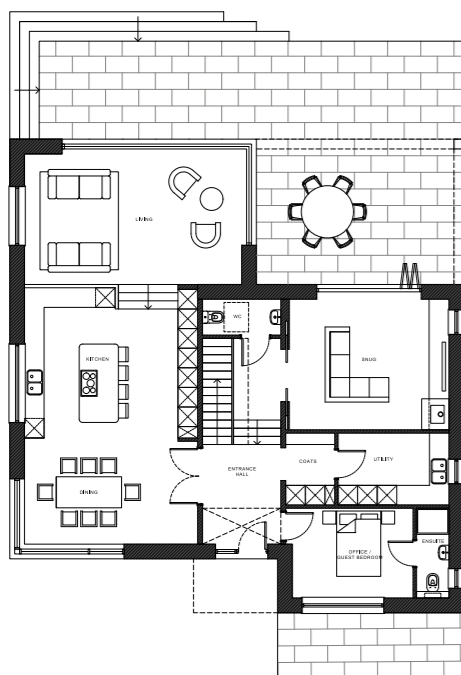
The principal covered access leads to the entrance hall with an accessible W.C. The ground floor accommodation consists of a large open plan kitchen / dining / living space with direct access onto the rear garden and covered patio area. Additionally, the ground floor benefits from a further living room / snug, utility room, storage, and a guest bedroom / office with en-suite. The living room and snug are both at a lower level to the rest of the ground floor, responding to the slope of the site and allowing for direct access onto the garden and patio.

The staircase leads to the first floor accommodation including Bedroom 1, which is a double bedroom with private external terrace, en-suite, and dressing room. 3no. further double bedrooms, a family bathroom and large storage cupboard complete the accommodation at first floor.

MATERIALITY

The proposed materials seek to sympathetically respond to the rural context, but also present a contemporary appearance. The following materials are proposed:

- **Walls:** Natural rubble stone and timber / composite cladding
- **Roof:** Slate roof tiles and green flat roof
- **Windows:** Black framed double glazed windows
- **Copings:** Black ppc metal



GROUND FLOOR PLAN

GF internal area: 135m² (1,453ft²)
 FF internal area: 97m² (1,044ft²)
Total internal area: 232m² (2,497ft²)



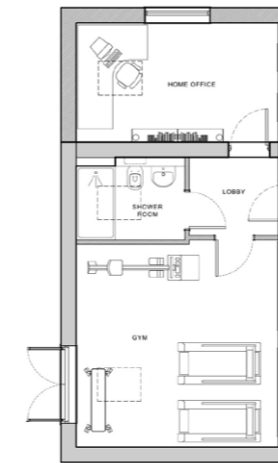
FIRST FLOOR PLAN



3D VISUALISATION



3D VISUALISATION OF PROPOSED GYM & HOME OFFICE (EXISTING GARAGE CONVERSION & EXTENSION)



GYM & HOME OFFICE - FLOOR PLAN

Existing internal area: 31m² (333ft²)
 Extension internal area: 12m² (129ft²)
Total internal area: 43m² (462ft²)

PROPOSED GYM & HOME OFFICE

The proposed gym and home office is created through the conversion and extension of the existing double garage to the west of the site entrance.

The walls will be a light colour rough-cast render with timber/composite cladding panels below the new black framed double glazed windows.

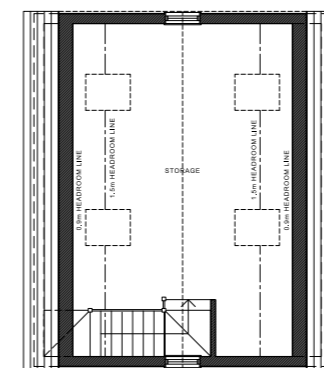
The roof will be slate roof tiles with black fascias and galvanised metal rainwater goods.

PROPOSED GARAGE

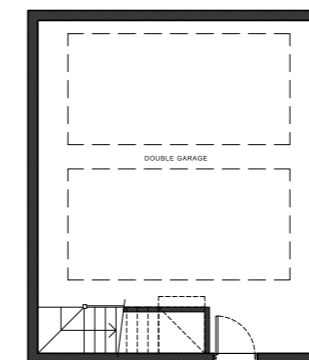
The proposed garage includes covered parking spaces for two vehicles with storage provision including the loft space above.

The walls will be a light colour rough-cast render with timber/composite cladding panels below the new black framed double glazed windows.

The roof will be slate roof tiles with black fascias and galvanised metal rainwater goods. Velux windows to provide natural light to the storage area.



GARAGE - FIRST FLOOR PLAN



GARAGE - GROUND FLOOR PLAN

GF internal area: 43m² (463ft²)
 FF internal area: 22m² (236ft²)
Total internal area: 65m² (699ft²)



3D VISUALISATION OF PROPOSED NEW GARAGE



3D VISUALISATION LOOKING EAST TOWARDS NEW DWELLING

SUMMARY

The existing dwelling is outdated, inefficient and generally in a poor, deteriorating condition, and is no longer suited to the applicant's and their family's needs.

The proposed design for the replacement dwelling seeks to provide a high quality, contemporary, family home, blending contemporary and traditional local materials to allow the proposal to sit well within the site and the wider locality, while achieving high energy efficiency standards and contributing to increased bio-diversity and providing ecological enhancement.

The proposed double garage and store are located nearby the new dwelling, and whilst of a relatively functional design, will be largely hidden from view by existing mature landscaping, to be retained as part of the proposals.

Finally, the existing garage at the site entrance is to be refurbished, converted and extended to provide additional accommodation, ancillary to the main dwelling, in the form of a separate Home Office and Gym.

The overall development proposals are considered proportionate to, and seek to respond to the physical context of the application site, and would result in a development that rejuvenates the site and is in-keeping with the surrounding rural context.



3D VISUALISATION - AERIAL VIEW FROM WEST



3D VISUALISATION - AERIAL VIEW FROM EAST

