

23034 | Derann, Winchendon Road, Chearsley. HP18 0DW

| Design and Access Statement

| March 2024



1.0

Introduction

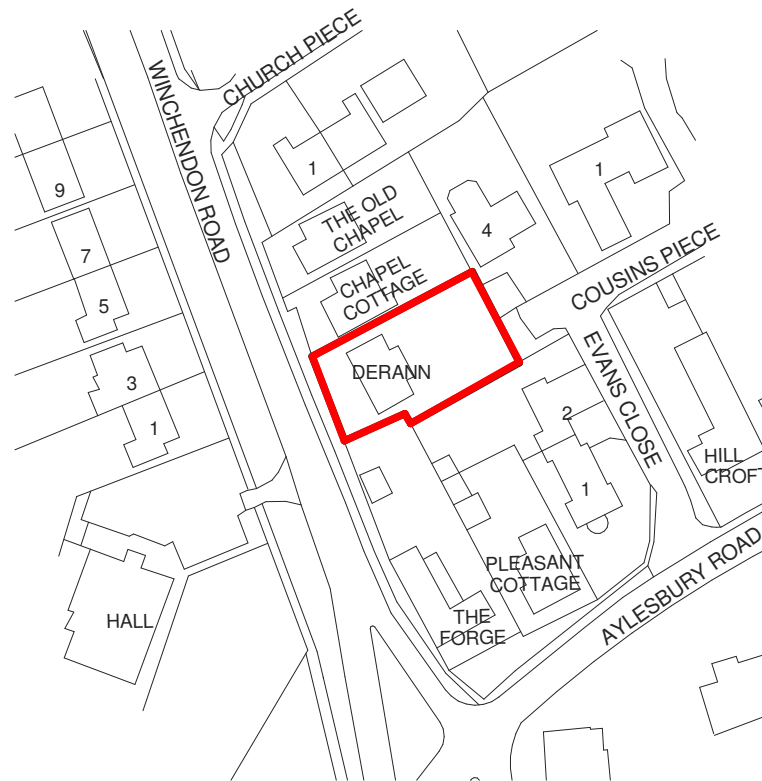
This Design and Access Statement accompanies an application submitted to Aylesbury Vale District Council for **Full Planning Consent** for the following proposal:

Demolition of an existing bungalow and the erection of a replacement new build dwelling.

This document is not a standalone document and must be read in conjunction with the architectural plans which constitute the principal information.

2.0

The Site and Surrounding Area



2.1 THE SITE

Derann is located on Winchendon road, on the outskirts of the village of Chearsley.

Residential plots sit along winchendon road, from the centre to the very outskirts of the village. There is no particular era or style of dwelling on this road, and both two storey buildings and bungalows can be observed along the streetscene.

Brick of varying colours, render and timber cladding can all be observed along the road and across the rest of the village.

The property itself is a red brick bungalow set back slightly from the road with a garden to the rear. Concrete roof tiles, PVC window and black painted fascias form the basis of the current material palette. The house itself is in a state of disrepair.

The site does not lie within the conservation area or within a designated area.

2.2 PLANNING HISTORY

The only planning history relating to the site that can be found online is the following:

89/00884/APP - CONSTRUCTION OF VEHICULAR ACCESS

There are no applications, accessible via the planning portal, for neighbouring properties that are relevant to our proposal .

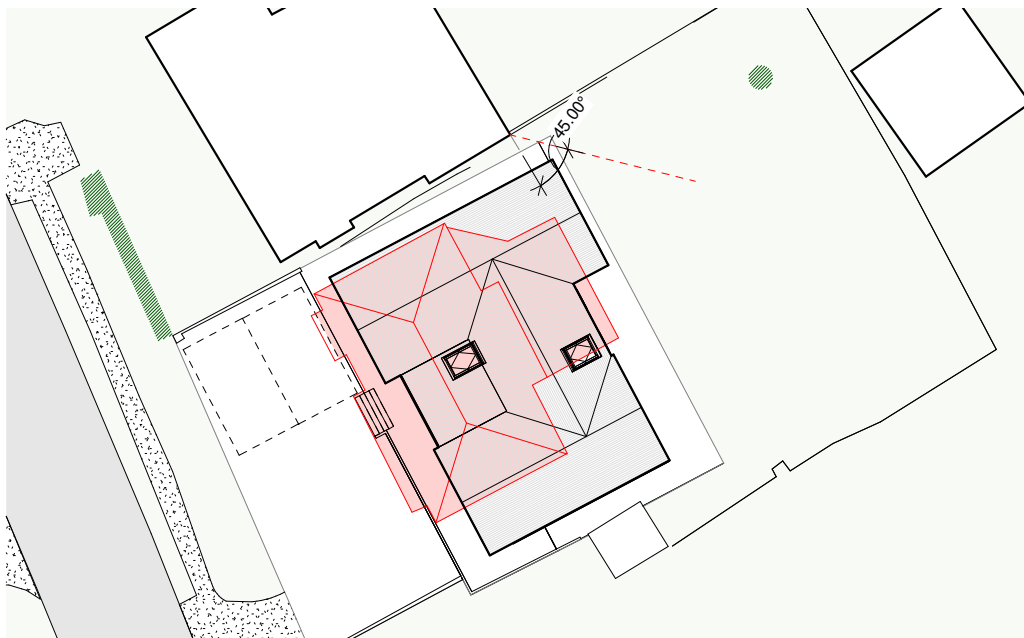


fig. 1. Proposed site plan with existing footprint. Not to scale

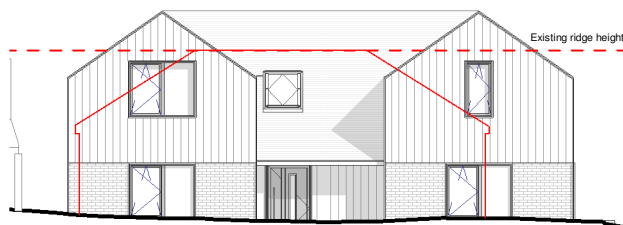


fig. 2. Elevation at street level. 1:200

3.0

The Proposal

4.1 SCALE

As demonstrated in the image opposite, the front of the proposed dwelling will sit slightly further back on the plot. At the rear of the property, the proposed back wall will not protrude much beyond that of the neighbouring property, and as demonstrated in fig. 1, will not encroach beyond the 45 degree zone that protects the neighbouring properties right to light.

The property will sit hunkered down into the plot, which already drops away from the street level. The first floor accommodation will sit partly within the roof space, which, combined with the lowered ground floor, results in an overall height of only 1m above the existing ridge line. This is also necessary to accommodate the substantial uplift in roof insulation required. This is demonstrated in fig. 2 which shows the elevation taken at street level, with the existing property outline overlaid onto the proposal.

4.2 LAYOUT

The proposal features a large kitchen and dining space with separate lounge and study areas to create a dwelling that is flexible and suitable for modern family living. The design maximises access and views to the garden.

4.2 PERFORMANCE

The proposal is designed with sustainability at the heart of it, employing fabric first approach along with a heating and ventilation strategy that results in a dwelling that will exceed current building regulation.

4.0

Materiality and Appearance

The proposal will feature a brick first floor with timber cladding above and wrapping the sides of the building.

The colour of the brickwork is intended to tie in the houses opposite the site, with the timber cladding selected to complement the brickwork and create an overall soft appearance.

The traditional form of the gables at the front of the property will tie in well with the surrounding village, and at the centre of the property the roof continues down to create an overhang and covered porch area.

5.0

Car Parking and Access

Setting the new property back slightly further from the road allows the creation of two parking spaces at the front of the dwelling, with driveway space to turn on site as well. This is an improvement on the existing site layout.

6.0

Flood Risk Assessment

This site is not within a flood risk area.

7.0

Conclusion

In line with the NPPF (national Planning Policy Framework), the proposal has been created to ensure design is integral to the creation of the new development, generating attractive, usable, durable and adaptable places with sustainability being a key intention.

The massing of the proposal has remained in keeping with the neighbouring properties and is not excessive on the site.. The proposal will have a significant uplift in thermal efficiency whilst reducing carbon emissions.

To summarise:

- The proposal presents an attractive, usable and adaptable dwelling that is fit for purpose as a family home.
- The position and massing of the property has been carefully considered to maximise the site whilst not impacting on neighbouring properties.
- Sustainable principals with a fabric first approach at at the heart of the design ensure the property will exceed current building regulations and be suitable for future family living.