



DESIGN & ACCESS STATEMENT

Proposed development of a new dwelling at 22, Frome Road, Beckington

1.0 The Application

- 1.1 A full application is sought for the demolition of the existing 20th century, chalet style dwelling at 22 Frome Road, Beckington and the erection of a detached four bedroom dwelling.

2.0 Planning History

- 2.1 **2019/2736/FUL** Proposed erection of 4 new dwelling houses and demolition of existing dwelling (Renewal). Withdrawn.
2015/0430/FUL Demolition of existing house & garage and erection of three detached dwellings. Withdrawn.

3.0 Site Context

- 3.1 22 Frome Road is located within the boundary of the Beckington Conservation Area. The chalet style property was built c1960's/1970's and is incongruent with the historic buildings that surround it, as can be seen in [Fig 1](#) below.

- 3.2 The site is surrounded by the following listed buildings as seen in [Fig 2](#) below:
- A** Baptist chapel, dated 1786.
 - B** 24 & 26 Frome Road, two houses, formerly an inn, dated 1763.
 - C** 20 Frome Road, early C19. 18 Frome Road, late C18.
 - D** 32 Frome Road, early C19.
 - E** The Abbey, C1500, substantially altered c1620, C19 additions, divided mid C20.
- 3.3 The local vernacular of the surrounding properties that line Frome Road have the following characteristics:
- Stone Facades with lintels above windows.
 - Clay double roman roof coverings and brick chimneys.
 - Stone tabling and door canopies.
 - Symmetrical front elevations.
 - Mullions to glazing.
 - Timber doors and entrances.

- 3.4 20 Frome Road is a very generous plot that extends North West down to the River Frome at the bottom of the site and South West, behind the Baptist Chapel, as seen in [Fig 2](#) below.
- 3.5 Topographically, the site falls away some 5m from road side to the bottom of the site.
- 3.6 The site is located along The Frome Road, with an existing generous access. The village benefits from a 20mph speed limit.



[Fig 1](#) Existing street scene image from Google Map.



[Fig 2](#) Satellite image of the site area

6.0 Design Process - Proposed Design Plot 3

- 6.1 The proposed detached four bedroom dwelling is partly single storey to reduce any impact on existing dwellings that are sited on the higher level above the site.
- 6.2 The proposal has been designed to sit below and against the existing stone wall and contained on the north east elevation by a stone wall and private entrance way, as seen in Fig 6. The contemporary glazed north west and south west elevations therefore cannot be seen from the road or by neighbouring properties.
- 6.3 The first floor will be timber clad with kiln dried ash and have a flat sedum roof surrounded by a parapet on three sides. All are natural, organic finishes that have been designed to reduce any vertical impact on neighbouring properties.
- 6.4 The proposal has been carefully designed to create a contemporary, open plan living space over two floors with split levels.

The large glazed screens on the north west and south west elevations look out into their own garden space in order to reduce any impact on neighbouring properties, Nos. 24 & 26 Frome Road and The Chapel. The glazed screens are shaded by brise soleil and timber pagodas to limit solar gain and reduce any light pollution.

The footprint of the building has been designed to step in and out together with split levels to create points of interest and shadow lines reflecting the topography of the site.

- 6.5 A double garage is located at the bottom of the access drive, adjacent to the property forming part of the entrance way. The walls will be stone to match the rest of the development and the village vernacular. The doors will be timber, arranged vertically in a traditional form.



North West Elevation



Fig 5 South East Elevation

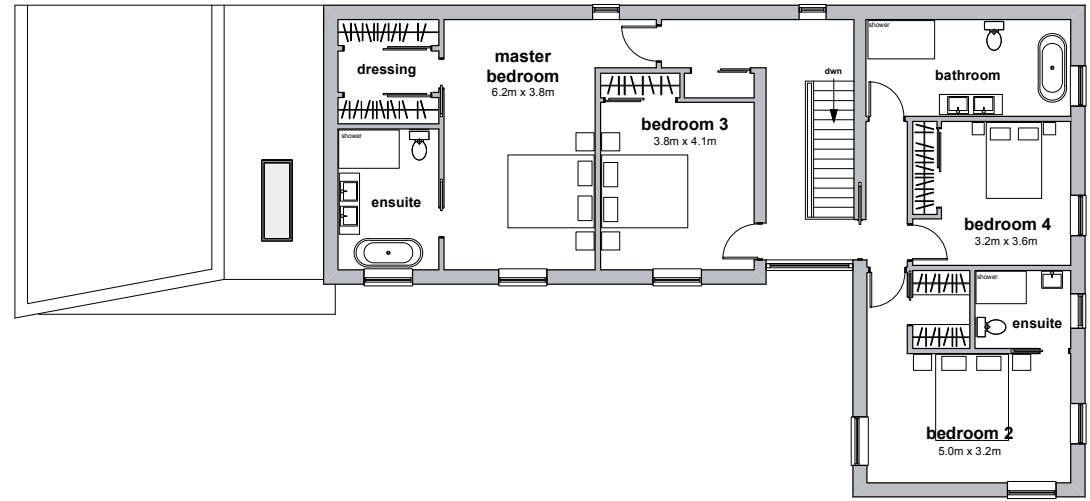


Fig 6 North East Elevation

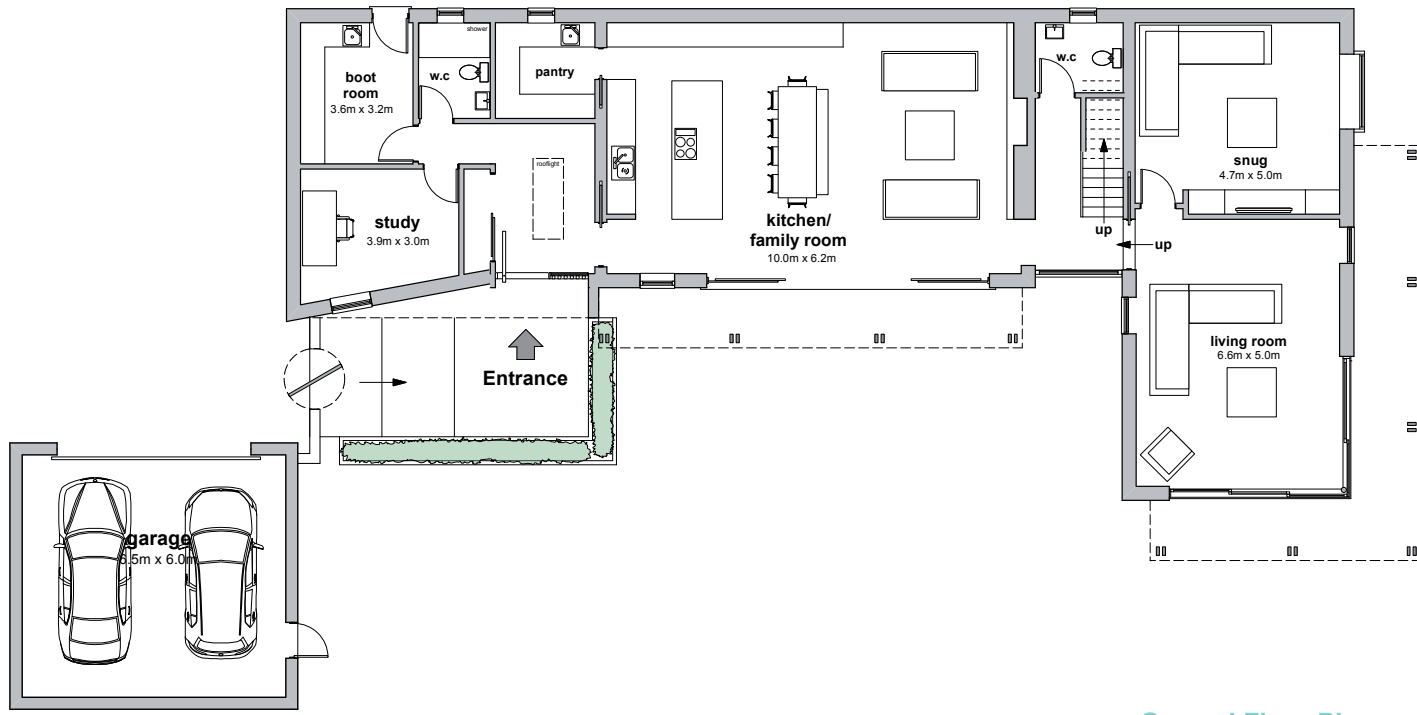


South West Elevation

Floor Plans



First Floor Plan



Ground Floor Plan

Plots 3



Flat sedum roof



Kiln dried ash cladding



Purbeck natural stone wall

6.0 Materials

Walls – Natural Purbeck stone and kiln dried ash cladding.
 Roofs – Flat sedum roof.
 Doors & Windows – Powder coated aluminium windows and doors.
 Guttering and down pipes - Galvanised guttering and down pipes.



Galvanised guttering



7.0 Landscaping

- 7.1 The development will involve the provision of both hard and soft landscaping.
- 7.2 The ecologist has produced a report and we have indicated a wildlife buffer zone which is indicated on the site plan ([Fig 3](#)).

8.0 Energy Efficiency Statement

8.1 Construction

The buildings will be constructed using locally sourced materials where possible. All first floors and roofs will be constructed using factory formed timber joists and trusses using FCS timber from a sustainable source. The buildings will be highly insulated to make them energy efficient in accordance with the latest regulations.

8.2 Water

The dwellings will be fitted with dual flush toilets, spray taps and low capacity showers to reduce the water consumption to below 110 litres per person, per day.

Rainwater to be collected from down pipes and in water butts. Ground water will drain into soak aways sited in the back gardens.

8.3 Energy

The dwellings will be provided with air source heat pumps together with PV panels fitted to the roof structures of the garages. The PV panels are positioned on the rear facing roof slopes to minimise any impact. All areas will be fitted with under floor heating providing low-level background heat thus improving efficiency. An electric vehicle charging point will be provided to each property as indicated on the plans.

- 8.4 North west and south west facing glazed elevations will benefit from solar gain. The buildings will be constructed to the latest and highest insulation standards, using recycled insulation where possible.

All doors and windows will be “A” rated, double glazed aluminium units with a good thermal break to prevent cold bridging and will achieve at least

1.4 W/m² K if they are double glazed, the dwellings have been designed to maximise day lighting, minimising the requirements for artificial light during daylight hours.

All internal and external lighting will be LED energy efficient and self-extinguishing externally.

- 8.5 The combination of these factors will significantly reduce the amount of non renewable fuel supply to be used for heating the houses and therefore represents a more efficient use of energy.

9.0 Foul Sewage and Utilities Statement

- 9.1 Foul sewage will be connected into Wessex Water’s main sewer.
- 9.2 All service routes and trenches will avoid all tree roots and planting.
- 9.3 Services will be run in ducts to allow for easy installation and maintenance at a depth to comply with statutory requirements.

10.0 Access and Movement

- 10.1 The vehicular access will be moved slightly from the existing, as shown on the site plan with visibility splays to suit a 20mph speed limit. Please note that the access does not enter directly onto Frome Road, which is clearly shown on [Fig 1](#).

11.0 Conclusion

- 11.1 The proposed development would deliver a, high-quality dwelling that respects the site’s context and fit within the street scene by removing the existing, poorly designed 1960’s/1970’s chalet style dwelling which has an adverse effect and harms the historic setting.
- 11.2 The proposal has been designed as a contemporary building under a flat sedum roof, located in such a position that cannot be read within the existing street scene. It’s modern form is built using natural, organic materials that harmonise within its setting and wider landscape. It has also been carefully designed and positioned to take into account the adjacent historic buildings.
- 11.4 The size and massing of the proposed new dwelling is in keeping with the surrounding dwellings.