

Proposed Dwelling and associated formation of new access, Land rear of 6 Holmlea, Wookey.

Design and Access Statement.

Introduction:

This application is in support of a proposed detached dwelling to be built in the rear garden of No 6 Holmlea, in the village of Wookey. A previous outline application for a similar proposal, Mendip District Council Reference 2012/2299 was approved on the 13th April 2013.

Wookey is a large parish two miles west of Wells which includes, Bleadney, Castle, Henley, Henton, Wookey, Worth and Yarley. There are three pubs, two churches a primary school and café.

The parish is situated on the B3139 between Wells and Wedmore and has good road links to towns further afield.

Properties within the parish range from small cottages to large detached manor houses and every conceivable type in-between. Styles equally vary and reflect the many architectural genres through the decades and centuries, as do materials, which include natural stone, recon stone, brick and render under many types of roof tiles and slates etc.

Proposal

The site lies to the north of the B3139 Wells Road and is 18m deep and between 8.6 and 9.4m wide, with an area of 162 square meters. The Wells Road, forming the frontage to the proposed dwelling, is 3.5m to the kerb with a pavement and grass verge and a limit of 30mph.

It is proposed to construct a one-bedroom dwelling having an open-plan ground floor layout and a bedroom, bathroom and study at first floor.

Externally, the property is designed in a cottage style with rendered walls and fenestration detailed with brickwork, under a profiled concrete tile. UPVC cottage style windows. Solar panels to the roof will help the property comply with current regulations for energy efficiency. Other energy efficient measures will include air-source heat pump and heat recovery to the waste water.

The rear windows at first floor level will have obscure glass to prevent overlooking of the rear of 6 Holmlea.

To the front, the driveway from the road to the boundary will be tarmac changing to gravel for the turning and parking area. The patio will be slabbed to provide a clean level area to the rear and the garden.

Access

Access will be via a newly constructed entrance off of the B3139 Wells Road. As described above, the distance from the kerb to the boundary of the property is 3.5m and this section of the road is relatively straight allowing a 2.4m deep x 70m visibility splay to be formed in both directions.

The driveway will access a turning area and sufficient space to the side of the property to park two vehicles. A number of properties either side of the proposed dwelling have similar driveways onto the Wells Road.

Level access into the property will be via a ramp designed in accordance with Part M of the Building Regulations.

Flood Risk Assessment

The Environment Agency Flood Risk map indicates that the site clips an area designated as flood zone 3 (high probability of flooding) for the River Axe which flows along the south side of the B3139 Wells Road at this location. The map indicates that a narrow strip of land on the south bank of the river would flood and the road itself would flood across to the verge adjacent to the site. However, it only indicates that the corner (by the existing pavement) where the drive is to be formed would flood and not the entire site.

The site itself sits approximately 900mm above the road level which itself is approximately 600mm above the river level. In addition, and not taken into account in the mapping for the flood zone, is a 600mm high wall (from road level) between the river and the road, which would rise in excess of 1.2m to overspill the wall and flood the road. It is proposed that the finished floor level of the new dwelling will be at 920mm above the road level. This in turn will create a difference of approximately 1.5m between finished floor level and the river.

Additionally, local knowledge confirms that this section of the road has not flooded in recent memory and that during the heavy rains of this past February when other parts of the River Axe, upstream of this location exceeded the 1 in 100 year flood level, the road did not flood.

It is therefore considered that whilst in the strictest sense, the site partially falls within a Flood Zone 3 it is in fact safely beyond the reaches of any potential risk of flooding and does not require any mitigating proposal to offset the risk.

Drainage

Foul Drainage:

Foul drainage from the proposed dwelling will connect into the existing 150mm dia. mains foul drain in the rear garden of No 6 Holmlea. See drawing 261 2.

A Phosphates mitigation scheme has been prepared by see attached document.

Storm Drainage:

The British Geological Survey (BGS) map of the area indicates the site is underlain by the Triassic Mercia Mudstone Group, which is described as dominantly red, less commonly green-grey mudstones and subordinate siltstones with thick halite bearing units in some basinal areas. Thin beds of gypsum/anhydrite are widespread and sandstones are also present.

No superficial Quaternary deposits are mapped to underlie the site and there are no BGS boreholes recorded within the vicinity of the site.

Topsoil is generally a light brown slightly sandy gravelly silty clay to an approximate depth of 300mm.

Storm drainage therefore presents an issue for two reasons. Firstly, the ground is a type of clay that does not readily drain to allow a soakaway system to be proposed. Secondly, requirements relating to distances to buildings and boundaries for soakaways mean that there is insufficient room within the site to locate a soakaway.

As a result, it is proposed for the run-off from the roof, to install an underground tank with attenuation system, that would discharge the storm water to the foul drainage at a controlled rate – see drawing 261 2. The rate of discharge would be agreed with Wessex Water with a non-return valve installed to prevent contamination coming back into the storm water tank. This tank can also be used to provide “grey water” to flush toilets and water for the garden.

Run-off from the patio would drain into the garden and the turning and parking area would have a gravel surface to allow rainwater to freely drain naturally into the ground.

Policy

The village of Wookey is recognised as a Secondary village in the Council local plan and as such has some basic facilities but not all. However, its proximity to the City of Wells means that all other facilities are within close proximity. In this regard the proposed dwelling satisfies the requirements of Core Policy 1.

Core Policy 2 which supports the provision of new housing, allows for infilling within the development boundary of the village provided it complies with other criteria such as design, local distinctiveness, identity and amenity. In this respect the proposal complies with CP2 in that it is an infill plot (adjacent to another infill plot granted permission in 2011 – ref: 2011/1802) within the development boundary of the village. The design emulates similar properties in its cottage styling, use of render, brickwork and tiled roof.

Development Policy 1 calls for the proposal to recognise local identity and distinctiveness, which as noted above relates to Core Policy 2. In this respect, the proposal is designed to respect the style and materials used on neighbouring properties so as to integrate into the street scene.

Policy DP7 requires that the new dwelling is both functional and attractive to residents, users and visitors. It also requires that sustainability has been taken into account in construction and design. To this end the property has a number of sustainable features, including, Solar panels, water efficient fittings, storm drainage system that can be adapted to provide grey water for toilets, or outdoor use, car charging point, broadband and bin store for recycling waste.

Finally, policy DP10 requires that adequate parking is provided within the site. The proposed scheme has a turning area to the front of the property and two parking spaces (resident and visitor) to the side. The two parking spaces exceed minimum standards being between 2.6m and 3m wide allowing easy access to vehicles.

Conclusion

As demonstrated above, the proposed dwelling has been designed to sit within the road frontage and to compliment its surroundings and adjacent properties. Access and parking is fully compliant with the requirements of Highways and good visibility in both directions within a 30mph limit should ensure it is safe.

Although the site is adjacent to a Flood Zone 3, the proposed dwelling sits outside any flood risk and through the use of a designed storm drainage system would not create or add to any flooding risk.

Finally, the proposal demonstrates compliance with the relevant policies of the Local Plan and would therefore form a welcome addition to the housing stock of the village of Wookey.