

Design & Access Statement – Replacement Dwelling

INTRODUCTION

This Design & Access Statement has been prepared for the replacement dwelling at Arthede Revived Sheepwash Lane, Wolverley, Kidderminster, DY11 5SE.

The statement provides an analysis and narrative of the proposals.

Arthede Revived is located off Sheepwash Lane, Wolverley. The only access to the site is via the bridge off Sheepwash Lane.

This proposal consists of a detailed design for the replacement of a new high quality traditional style dwelling.

The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context in order to enhance and make the best use of the surrounding area.

The approach has sought to achieve a design that is in keeping and meets the requirements of the applicant while being:

- Reflective of the form and character of the surrounding dwellings.
- Respecting and enhancing local character
- Reflect best practice in layout and built form.

USE

This application is for the demolition of an existing dwelling and for a replacement dwelling to be built.

The aim of the proposal is to allow for the creation of housing accommodation, which is better adapted to meet present and future housing needs as long as the quality of the environment is maintained and enhanced. The proposal will not damage the character of the area, in fact it will provide a much needed enhancement to the site and surroundings.

This proposal looks to bring forward an application that offers a good development to replace an existing dwelling, which doesn't suit the needs of the owners and to be replaced with a well thought out practical design.

AMOUNT

The existing dwelling has a total floor area of 144m² (including a single storey house 114 m² & detached double garage 30m²). The proposed dwelling has a total floor area of 267m². 144m² ground floor and 123m² first floor (room in the roof). This is a 85% increase in floor area from the existing, however provides a well-designed proposal, making a better use of the space. The increase in building footprint is approx. 4%, the existing house being 155m² (125m² house, 30m² garage) and the proposed dwelling being 160m².

The site is approximately, 4186m²

The proposed creates a dwelling with 4 bedrooms, family bathroom, large kitchen and dining room, a snug, living room, study and utility with downstairs toilet and shower room.

LAYOUT

Arthede Revived is situated off Sheepwash Lane. Access to the site is via the existing bridge as shown on the location plan. The existing dwelling sits well back from the existing lane and is also screened by mature trees on the West of the site, therefore it is very difficult to see from Sheepwash Lane, resulting in little impact to the character area.

The current dwelling is a single storey property, which does not sit well on the site and position in the top corner of the site. The proposal is re-positions approx 15m forward of the existing dwelling and located more centrally on the site. To sit better on site

The ground floor of the proposed dwelling creates plenty of space for the owners, providing an open plan kitchen/dining room, a living room, a snug, utility, study and downstairs toilet. This ground floor layout is far better suited to family life, than the existing and provides a much better layout however using a similar floor area.

Upstairs creates 1 master bedroom with ensuite, 2 bedrooms and a family bathroom.

APPEARANCE

The replacement dwelling is of better quality and more appropriate design than the building which it is intended to replace. The materials and style of the building match the characters of the dwellings in the area, therefore having a positive impact on the surrounding area.

The existing dwelling is not a well-designed property, due to the fact that it has been altered internally over the years and this work has not been carried out sympathetically. There is a mix use of pitched and low level roofs which makes the property unaesthetically pleasing to the eye.

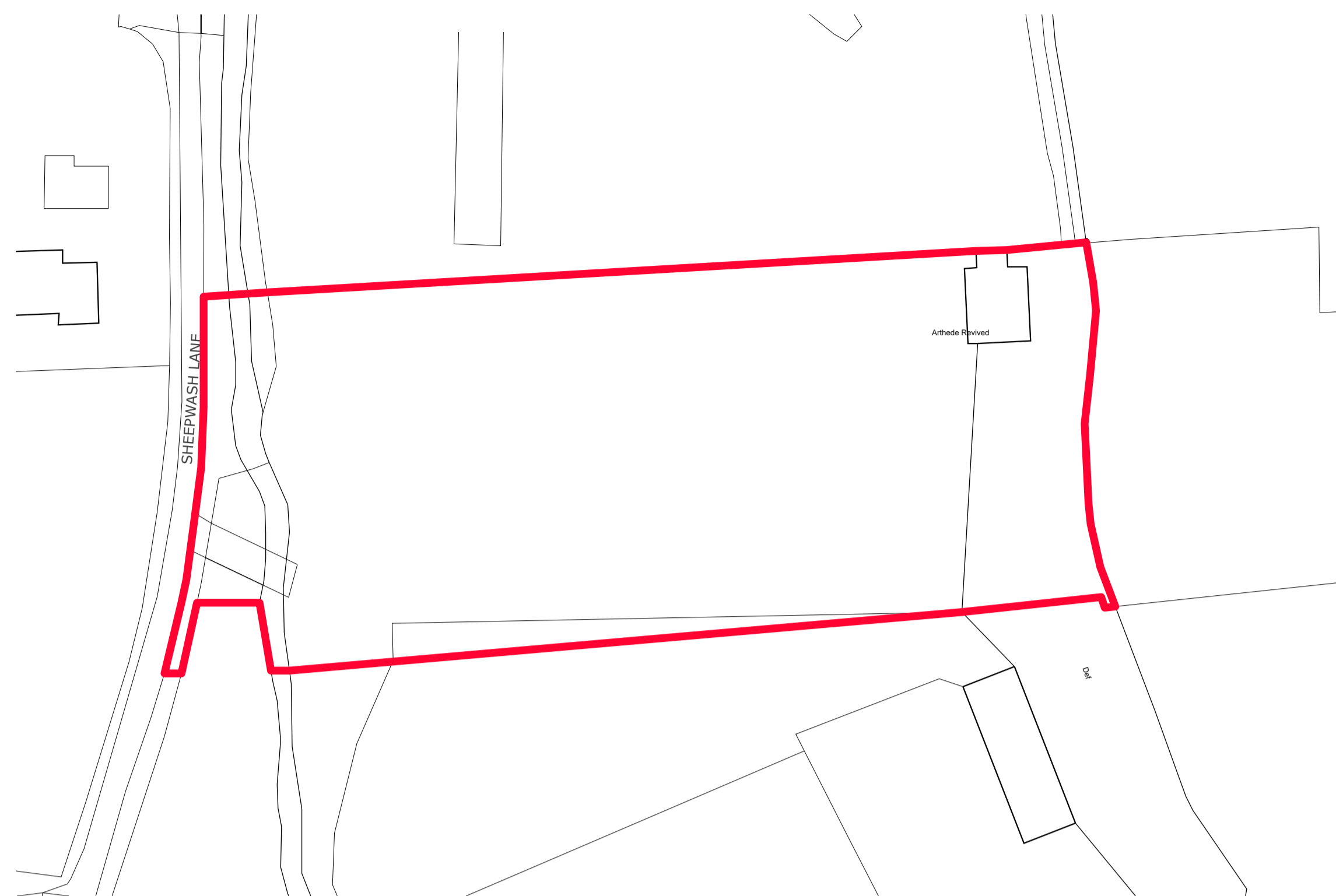
The style of the proposed, matches similar styles within the area. The buildings of the area are mainly constructed out of block work render with concrete tiles. The front of the property has been designed to a formal manor, as to not impact on the residents that live along Sheepwash Lane.

The dwelling is in proportion to the site and the surrounding area. It has been designed to ensure that the scale and massing is sympathetic to the surrounding properties. It will not have an adverse effect on the dwellings surrounding it or indeed the countryside.

LANDSCAPE

The existing landscaping for the site will mainly be soft landscaping with some areas of low level shrubs and a gravel driveway at the front of the property is lined with a combination of soft landscaping and grassed areas. There will be minimal change to the landscaping.

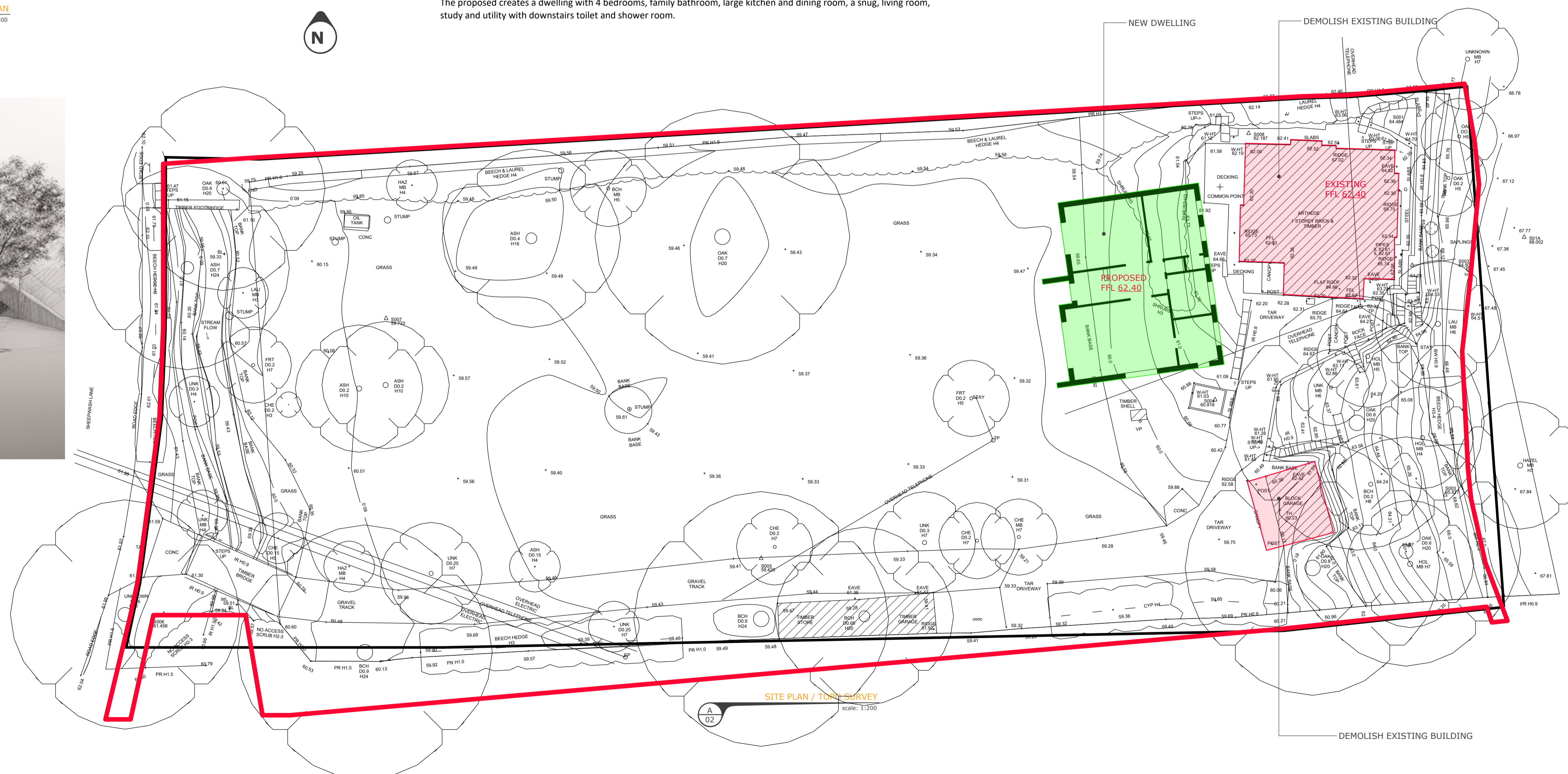
The site has a number of trees and hedgerows, it is anticipated that all of the trees will be retained.



LOCATION PLAN
scale: 1:500



SKETCH IMAGE
scale: NTS



SITE PLAN / TOPIC SURVEY
scale: 1:200