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Design and Access Statement

Forgurls
Mill Lane
Warminster
Mere
Wiltshire
BA12 6DA

Erect a Single Storey Detached Replacement Dwelling

1.0 Introduction

1.1 This design and access statement has been compiled in connection with the attached Planning Application for the consent for a Single Storey Detached Replacement Dwelling at;

Forgurls, Mill Lane, Mere, Warminster, Wiltshire, BA12 6DA

The site currently contains a prefabricated single storey residential bungalow which is set in its own grounds and has a mixture of lawn, borders with some small trees and shrubs. There is ample parking for at least 4 cars adjacent to the existing dwelling.

1.2 There has been a previous Planning Application PL/2022/01346 - Single Storey Extensions and associated internal alterations, which was granted consent on 8th June 2022.

1.3 Forgurls is situated to the South East of the center of Mere in Mill Lane. There are a mixture of urban characteristics with many of the existing buildings of a domestic scale and reflecting the vernacular architecture and the use of local materials. There is an array of building designs and styles within the locality, brick, artificial stone and render being the choice of materials being applied by many dwelling houses. Some adjacent properties have benefited from various extensions with an assortment of finishes. The area is typical of a small urban town which has evolved over time with most buildings in the vicinity having no real architectural merit although some very pleasing to the eye.

1.4 The proposal is in the form of a single storey detached building which is a more modest design to the previously Approved scheme with the extensions.

1.5 Due to the cost constraints of replacing the existing external prefabricated walls with traditional masonry, added to the cost of the extensions made the overall build cost of the project cost prohibitive.

1.6 Whilst the existing bungalow is considered prefabricated the chance of obtaining a mortgage or raising money to carry out improvements on the property is very difficult, hence the need for a simpler design.

1.7 The proposed dwelling will be constructed in a traditional form of brickwork to the outer walls with either a timber frame or masonry inner skin, and of course fully insulated in accordance with the Building Regulations. The roof will re-use the existing concrete tiles as any additional tiles are readily available, and the windows will be UPVC. The overall site is virtually level, therefore no cut or filling of the land will be required.

2.0 Planning Policies

2.1 The Wiltshire Core Strategy Development Plan Document ('the plan') was formally adopted on 20 January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. The National Planning Policy Framework (NPPF) 2021 also has a bearing on the design principals and impact on the locality. Both of these documents have a significant impact on the determination of the development proposals. Consequently, the design process relating to the site will have due regard to the contents of these documents.

3.0 Evaluation

3.1 The evaluation of the information collected during the Assessment stage has resulted in the following opportunities and constraints being identified:

Opportunities:

- The opportunity to remove an outdated prefabricated outbuilding which is coming to the end of its life.
- The opportunity to provide a new detached building with a traditional design for residential accommodation.
- The opportunity to provide a dwelling which could be easily sold on the open market to more families who would need to raise a mortgage to purchase the property in a modern and comfortable environment.

Constraints

- The need to ensure that the proposed development will not have an adverse impact on the existing adjacent buildings or its residents.
- The need to have due regard for the character and visual qualities of the existing buildings.
- The need to have due regard to the relevant policies and guidance set out in the Wiltshire Core Strategy and The NPPF 2021.

4.0 Design

Use:

4.1 The design proposals have evolved directly from the evaluation of the information obtained during the previous stages.

4.2 The proposed dwelling would be conducive with modern living, and would not adversely impact on the neighbouring properties or locality, due to the ample distancing between the existing buildings and the amount of off road parking in existence.

4.3 The building is designed for the applicant, but could also be occupied by a family who wishes to live in the local area to ensure the locality continues to be a vibrant environment.

4.4 The design is predominantly the same as the existing structure, but on a slightly bigger footprint due to the constraints of the existing foundations, however smaller than a previously approved scheme. This will reduce the amount of waste materials being taken off site.

Amount:

4.5 The submitted plans which accompany the Planning application demonstrate the suitability of the site to accommodate the proposed building without causing detriment to the locality, or become incongruous with the adjacent buildings. The submitted plans show that the proposed work will be in keeping with the character of existing adjacent buildings and the locality generally.

Layout:

4.6 The layout of the proposed dwelling will be single storey with a traditional design, which will incorporate an entrance door to the North West and windows and doors to the remaining elevations. The proposed building is for the applicants to live in but will be suitable for a family who wishes to live in the local area.

4.7 The existing garden and seating areas will be retained for the occupants to enjoy some outside space, which would be ideal for BBQs or a quite drink in the fresh air.

Landscaping:

4.8 The proposed building will be slightly larger than the existing dwelling and be positioned virtually in the same position. New access paths will be formed from the drive to the proposed entrance door, once the building work is complete.

4.9 The existing car parking arrangements provides parking for at least four vehicles with a turning area which will enable users to enter and egress the site in a forward gear.

4.10 An electric charging point will be provided for charging EVs for the applicants and visitors to the dwelling.

4.11 The garden will retain its lawned area and flower borders along with a patio sitting area.

Access

4.12 Forgurls is positioned in Mill Lane which is a 'no through' road in Mere. The domestic scale of the adjacent houses defines the character of the locality.

4.13 Access to Forgurls is off the adjacent highway known as Mill Lane. There is currently parking available for four vehicles off road.

4.14 Access into the proposed dwelling will be by a new access path, which leads from the existing drive to the entrance door. A level Access threshold and access will be provided in accordance with Part M of the Building Regulations.

4.15 Internal circulation will be on the ground floor, which will incorporate a lounge, Kitchen Diner, three bedrooms, a bathroom and an Office/bedroom 4.

5.0 Energy and Resources Statement:

5.1 In accordance with national policy for sustainable construction, it is proposed that the building will be heated using an Air Source Heat pump and underfloor Heating. Well insulated walls, floor and roof will ensure energy consumption will be kept to a minimum.

The dwelling will be provided with an Electric vehicle charging point to ensure a continuation of green energy and low carbon commuting to neighbouring towns and villages.