Design and Access Statement Questionnaire

New replacement dwelling at Brindisi, Pollen Lane, Figheldean, SP4 8JR

(A) Understanding the impact of the works on the significance of the heritage asset

1. For applications for development in a conservation area, explain what impact the proposal will have on the character and appearance of the area;

The current property is in a dilapidated state. The area around this bungalow has been built up and the current proposal would give a positive contribution to the area. This new chalet proposal is more in-keeping with the surrounding building and would be an enhancement on the current view of the site.

2. For application for listed building consent, explain what impact the proposal will have on the special architectural or historic importance of the building. Where any part of the fabric of the building is being removed or altered, explain the significance of that part of the fabric in relation to the special interest of the building and why it is necessary to remove or alter it.

N/A

3. For applications for development in the World Heritage Site, explain what impact the proposal will have on the setting and appearance of the World Heritage Site and on any archaeology likely to be disturbed by the works.

N/A

(B) The approach to the design of the works

4. Please explain the principles behind the design of the proposal – what are you trying to achieve and how does the layout, floorspace and scale of the development relate to the site and its surrounding? Where an application relates to an extension to a listed building, explain how the design takes account of the settling of the listed building.

The layout and floorspace is appropriate for the size of the plot. The use of gables and dormer are in keeping with the surrounding properties. The property currently has a very narrow parking bay, not suitable for modern cars. So, the last occupier parked on the street, halfway up the pavement. The proposal allows for parking for 2 cars off street.

5. What materials and design features are proposed and how do these relate to those used on the existing property and its surrounding?

It is proposed to build a chalet bungalow, which is common in the surrounding area. Featuring gable ends, similarly to other nearby buildings. It is proposed to have render (as per existing) and cladding finish with slate roof covering (existing has artificial slate).

6. Are any landscaping features (walls, hedges, fences) being removed, altered or provided? If so, please provide details (and ensure that these are shown on the plans submitted with the application)

Yes, it is proposed to erect timber fencing and add soft landscaping to the front of the property to, similarly to the listed building next door, to improve the current look. More details can be seen on the plans. Also proposed to plant evergreen hedging by rear and side boundaries.

(C) Consultation

7. Have you consulted any of your neighbours or any other interested parties about your proposals? If so, please give details and a summary of their comments and how you have addressed these in the final design of the proposal.

Comment from neighbour received in regards of the previous application and this reworked proposal taken on board those comments, hence more landscaping incorporated.

8. What changes to the existing access arrangements to the property are proposed and will these facilitate access for the disabled? Where the works affect the exterior of the listed building, please explain how the special architectural or historic importance of the building has been taken into account in the design of any alterations to the access to the building.

The entrance to the property will be suitable for disabled people as required by building regulations.

The access will be easily accessible from the parking area and also on foot, as opposed to the steep bank that the current bungalow sits on, which is not suitable for disabled access.