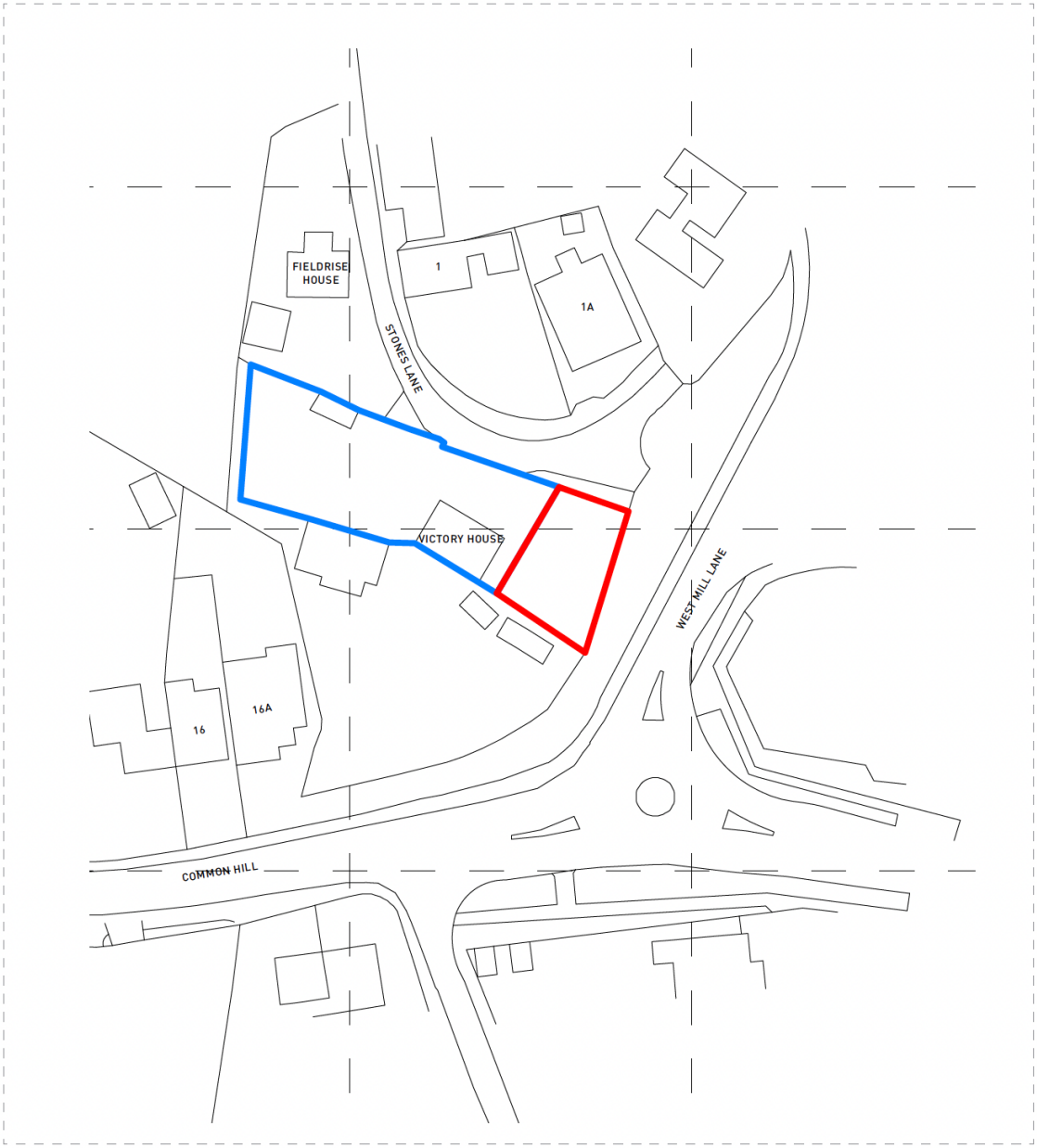
Design & Access Statement

Date: November 2023

Proposed new Dwelling at Victory House, Stones Lane, Cricklade

Location

The site is located at Victory House, Stones Lane, Cricklade SN6 6JW and measures a total of 0.026ha. (See Site Location Plan below).



The Development Description

This application seeks planning permission for a single 2 storey 3-bedroom dwellinghouse along with associated garage, landscaping, and parking.

The Site

The site currently forms part of the garden to Victory House and has no particular use. The site is bounded by 1.8m timber fencing to north and south, and a hedge along the eastern boundary. Beyond the eastern boundary is a section of highways land.



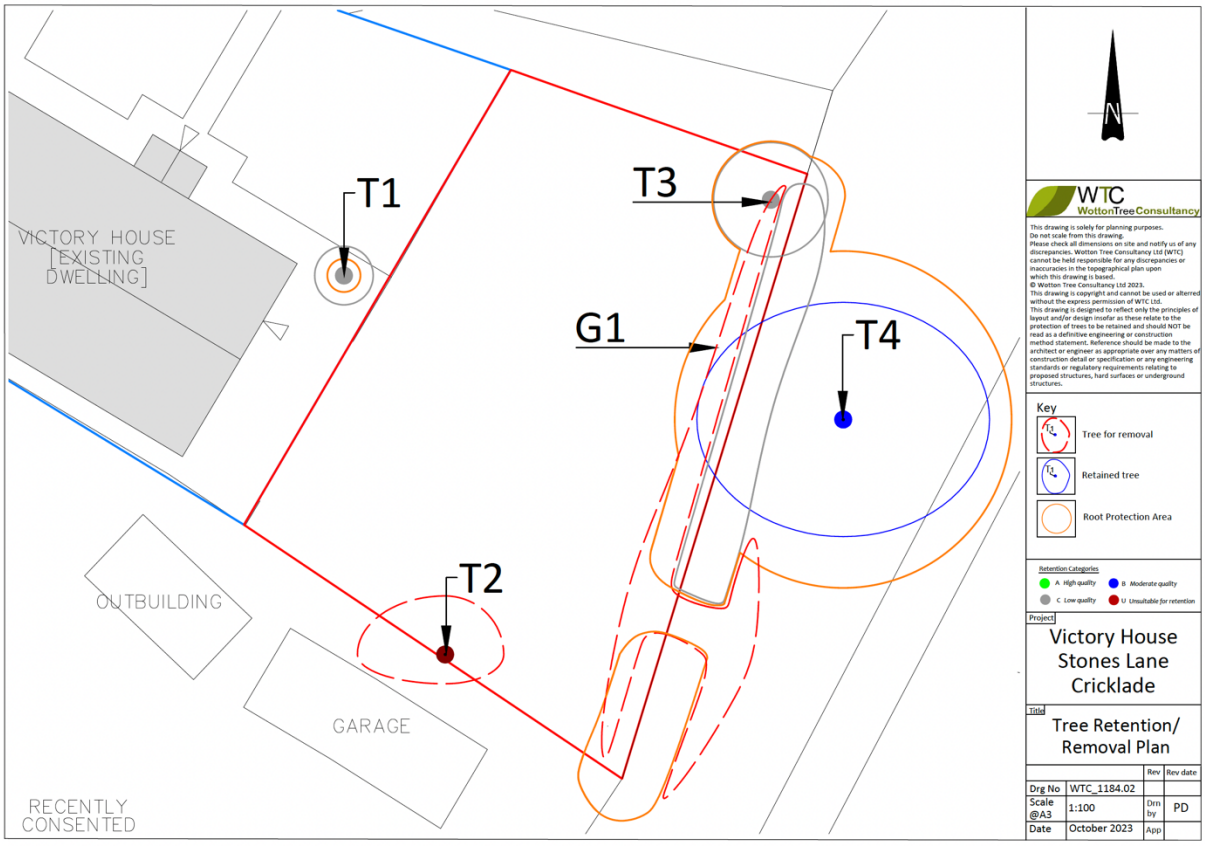
Victory house is a typical c.1980's detached house. It is a fairly basic wide fronted brick house, with little architectural articulation. It has a dual pitch roof and a single storey flat roof extension, which was granted planning in 2019, along with a detached garage.

The main portion of the garden is located to the north of victory house, with the proposed dwelling to be located on the southern section of the garden, adjacent to the West Mill Lane boundary.

Neighbouring the site is no.17 Common Hill (an existing dwelling), and two recently constructed detached dwellings, which front onto Common Hill Road. (Refer to site plan)

Existing Access

The site is currently accessed via Stones Lane, which is a low category cul-de-sac, with a turning area located directly north of the application site.



Existing Vegetation

The application site is largely clear of vegetation, except for several low category trees and overgrown hedgerow planting to the eastern boundary. The most notable of the existing trees is a Category B Lime tree which sits within the highways land. (Please refer to Tree Survey).

Pre-Application Advice

Pre-application advice was sought in the beginning of 2023 and although the principle for development is there, a number of key points were raised:

-North Meadow SAC. This issue has since been resolved now there is a mitigation strategy in place.

- Neighbouring Properties. The relationship to the neighbouring properties has been reviewed and the impacts mitigated by the use of hipped roofs to reduce the overall building mass.



Use/Amount

The proposals are for a single 3-bedroom 5 Person detached house with a detached garage. The size of the dwelling is 1003sqft and it meets the nationally described space standards internally, ensuring it is fit for purpose.

Scale & Massing

The proposed building is 2 storeys in height and features a hipped roof, to help reduce massing and impact on the feel of the



Materials & Architectural Detailing

The material choice has been influenced by the buildings found in and around Cricklade. The key materials featured are facing Brick and slate roof tiles. Recon stone headers and banding courses also feature to help create some depth and richness in materials to the elevations.

Privacy to Neighbouring Dwellings

The proposals consider the proximity of adjacent neighbours and has therefore avoided any windows which overlook any private areas. The windows located on the 1st floor of the north-western elevation do face victory house, however they would be obscure glazed.

Parking

The proposals provide 2no. on plot allocated parking spaces 2.5 x 5m, along with an additional space located within the garage. The garage is 6x3m internally to ensure a modern car will fit.

Secure Cycle parking is to be located within the garage.

Electric Vehicle Charging

It is proposed that an electric vehicle charging point will be located on the side of the garage wall in a safe and convenient location.

Refuse

It is proposed that the household waste and recycling would be collected from the edge of the kerb and can be stored to the rear of the garage when not in use.

Boundaries

1.8m Close boarded fencing will provide the boundary to the North, South and Western Boundaries, whilst the east will be mostly soft vegetation and hedge planting.

Access

The proposed access location is from Stones Lane, just south of the turning area. A dropped kerb would be required in this location; however, it is well suited for an access, given it is a cul-de-sac location and features ample area for turning.

A proposed Pedestrian access is located off Westmill Lane, providing access to the dwelling frontage.

Drainage

It is envisaged that drainage will tie into the existing mains sewers and rainwater will be directed to soakaways & or water-butt, reducing the rainwater run off.

Landscaping

Soft landscaping will form the boundary frontage to West Mill Lane, featuring new native hedge planting along with additional tree planting within the rear garden. The driveway will be block paved (permeable).

The proposals seek to retain and enhance any existing vegetation where possible, whilst respecting the root protection areas shown within the tree report.



Summary

The development proposals create much needed housing on land which would be otherwise be left redundant. The materials and detailing found locally have inspired the design and create a sympathetic response to the local vernacular.