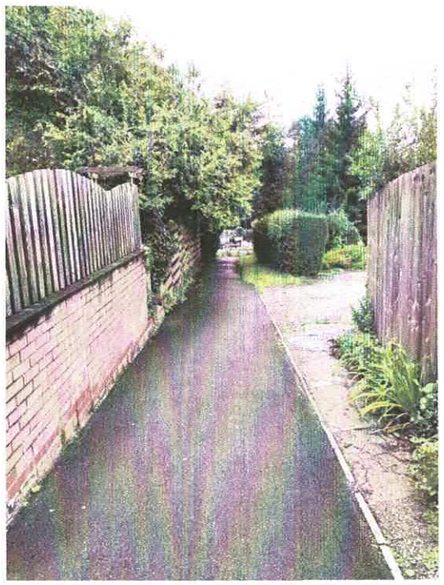
DESIGN AND ACCESS STATEMENT

In support of a full planning application for the land adjacent to 78 Hill Rise, Chippenham SN15 1AZ.



Land adjacent to 78 Hill Rise

The existing site is an enclosed parcel of land adjacent to 78 Hill Rise in the market town of Chippenham North Wiltshire. A footpath opposite the entrance to the site leads to Langley Road/Pewhill (A420 North East of Chippenham) and is a short distance from the main line rail service, local bus links, secondary schools, town centre and parks.



Footpath leading to Langley Road/Pewhill

Hill Rise estate is a combination of understated red brick and pebble dash rendered properties dating from the 1950's. In the 1980's the former council estate, later owned by a local housing association, underwent a modernisation program fixing insulation externally or replacing exterior facades with red brick to a vast majority of homes as they were of non-traditional construction.

The applicant proposes to build a detached 3 bedroom dwelling to match the existing building line. The site is on a gentle slope and the orientation of the new dwelling is sympathetic to the land and the cul-de-sac overall. The exterior elevations of the new build will be a combination of the surrounding houses namely red brick and render.

Rather than raise the level of the building it will be positioned into the gentle incline and sit beneath the roof line of No.78 Hill Rise. It will measure 7.7 metres in height to the top of ridge and will be barely visible from the A420 main highway. The aperture to the side/East elevation overlooks the highway but will have little or no impact on neighbouring properties.



View from Pewhill

The proposed dwelling is intended as a family residence. It is 120 square metres internally and is accessed from the South aspect by a front door opening into a spacious hallway. The ground floor comprises of a family living room, dining area and open plan kitchen, utility, cloakroom and home study. The first floor has 3 bedrooms, an ensuite and separate family bathroom.

The garden is generous in size and proportional to modern family living and can be accessed via French doors at the rear of the ground floor, a side utility entrance or via footpaths alongside the East and West elevations of the proposed dwelling.

There will be no changes to the curtilage trees and hedges but a short run of dividing hedge will be removed to allow for parking.

The existing driveway will be shared, and 2 parking bays with adequate area for turning/manoeuvring will be available for occupants at the front of the property. This will relieve the strain on the existing hammerhead turning circle at the base of the cul-de-sac.



Hammerhead turning circle

In line with the latest building standards the new build will comprise an air source heat pump to the rear/North of the property, solar roof panels, and LED lighting throughout.

On viewing the local sewer map and surveying the site the foul and surface drainage is in a favourable position to not interfere with the proposed new build.

A separate soak-away system will be positioned in line with Wessex Water requirements, 5m away from the new build to the front/South of the site to accommodate rainwater. The existing position of the foul sewage to the rear/North of the site lends itself easily to be connected into.

The site is not in a flood risk area.