

DESIGN & ACCESS STATEMENT

REPLACEMENT 4 BED DETACHED DWELLING

WOOLAWAY BUNGALOW, 2 WEST DEAN ROAD, WEST TYTHERLEY, SP5 1QA

1: Introduction

This Design & Access Statement has been prepared on behalf of Mr & Mrs Batchelor in support of a planning application for the removal of their existing bungalow and the construction of a replacement two storey dwelling. A previous scheme for a replacement dwelling was approved under planning application 19/01253/FUL in 2019. This approval has now lapsed and the property owners are now looking for approval of the revised scheme shown on the accompanying drawings.

The existing bungalow is tired, cold and damp with the structure now entirely unsuitable for a modern dwelling. These concrete panel buildings were not intended to have a long lifespan and this one has now reached the end of its useful life with nothing of the existing fabric worth salvaging it will be demolished in its entirety.

2: The Site

The existing building is a woolaway pre-cast concrete panel bungalow that originally formed the middle building in a row of three. No. 1 'Cotswold Farm', the first in the row, to the North was demolished some time ago and a replacement 3 bed single storey dwelling constructed in its place. The applicant's sister lives at what will be the only remaining Woolaway bungalow to the south at No. 3 West Dean Road.

The 0.062HA plot is rectangular and gently sloping broadly from East to west with a frontage on West Dean Road, a quiet rural road with little passing traffic. 2m high hedges form the front boundary with 1.8m high closeboarded fencing around the side and rear boundaries. All of which will be retained. There are 6 mature beech trees on the plot and every effort will be made to ensure these are protected during construction and retained although there are no TPO in place.

Waste and recycling collections are carried out by Wiltshire Council.

The site already has water and electricity connected so there will be no disruption to traffic or surrounding neighbours associated with the installation of these services.

Foul sewage will be disposed of via an existing septic tank that is shared with the dwelling at No.3.

3: Scale, Massing & finishes

The existing bungalow is a 4 bedroom property with a gross internal ground floor area of 81m². The proposed dwelling is a two storey building with a slightly smaller GIA area of 77m².

The new dwelling is situated in the same place on the plot as the existing bungalow, running north to south with its front elevation facing West Dean Road.

Naturally the new two storey dwelling will be higher than the existing bungalow, the existing remaining Woolaway to the south and the new bungalow to the North but the ridge height of 7.53m is not thought to be excessive given the degree of separation between the neighbouring dwellings and no detrimental overshadowing is believed to be likely.

This proposed ridge height is also in line with that which was previously proposed and approved under planning application 16/05343/FUL for the neighbouring No.1 Cotswold Farm before a revised scheme for the current single storey building was approved. There is also a new two storey dwelling next door to No.1 West Dean road so the planning authority has demonstrated an openness to accepting a two storey dwelling in this location and there is no reason to believe this plot should be considered differently.

Given the wide variety of housing styles along West Dean road there is no consistent narrative to the area that needs to be followed. There is a mix of bungalows and two storey dwellings along West Dean road in a wide variety of materials. The choice of materials for the new dwelling is believed to provide a harmonious and attractive mixture of traditional and contemporary finishes which will enhance the existing streetscape.

The relatively large scale of the residential plots along this stretch of West Dean road mean a dwelling of this size will not dominate its surroundings and will sit comfortably within its own boundary and not interfere or impact on any of the existing neighbours amenity. There is no discernable local narrative to be followed so it is believed that the new dwelling proposed will offer a welcome update to the existing street scene and an appropriate solution to the inevitable and long overdue replacement of a troublesome building well past its useful life.

4: Sustainability

The new dwelling will be highly insulated, meeting or exceeding the Building Regulations requirements for thermal performance on floors, walls, windows and the roof.

Surface water from the property, the landscaping and driveways shall be dealt with by utilising permeable mixed size gravel chippings where appropriate. The rainwater pipes from the roof of the proposed property will discharge into water butts and soakaways located in the rear gardens (lowest part of the site) to ensure water does not run off and affect the existing road network.

5: Flood Risk Assessment

The site is within flood zone 1 and is therefore not considered worthy of further assessment.

6: Access

The existing access to the site from West Dean road will be retained and no changes are proposed or necessary. There is ample driveway and parking space available on site all finished in permeable material and a new garage is proposed resulting in an increased parking provision. The driveway and parking area is also sufficient to allow turning on site and for cars to exit the site facing forward.

Given the longstanding access situation it is assumed that the need for additional visibility splay drawings and traffic surveys are not required.

Ample space is available for bicycle storage in the new garage therefore a separate cycle store has not been deemed necessary.

An electric car charging point will be provided adjacent to the new garage.