

**BRAMBLES, 102 LYE GREEN, UPPER WESTWOOD,
BRADFORD ON AVON, BA15 2DT**

DESIGN & ACCESS STATEMENT

13.10.25

Erection of one replacement dwelling, demolition of garage, new vehicular access, and associated landscaping

PLANNING HISTORY

A Lawful Development application PL/2024/10964 was made by another applicant for a large rear extension and substantial annexe. This was approved, and if built, would give rise to an overall footprint around twice that of the original house.

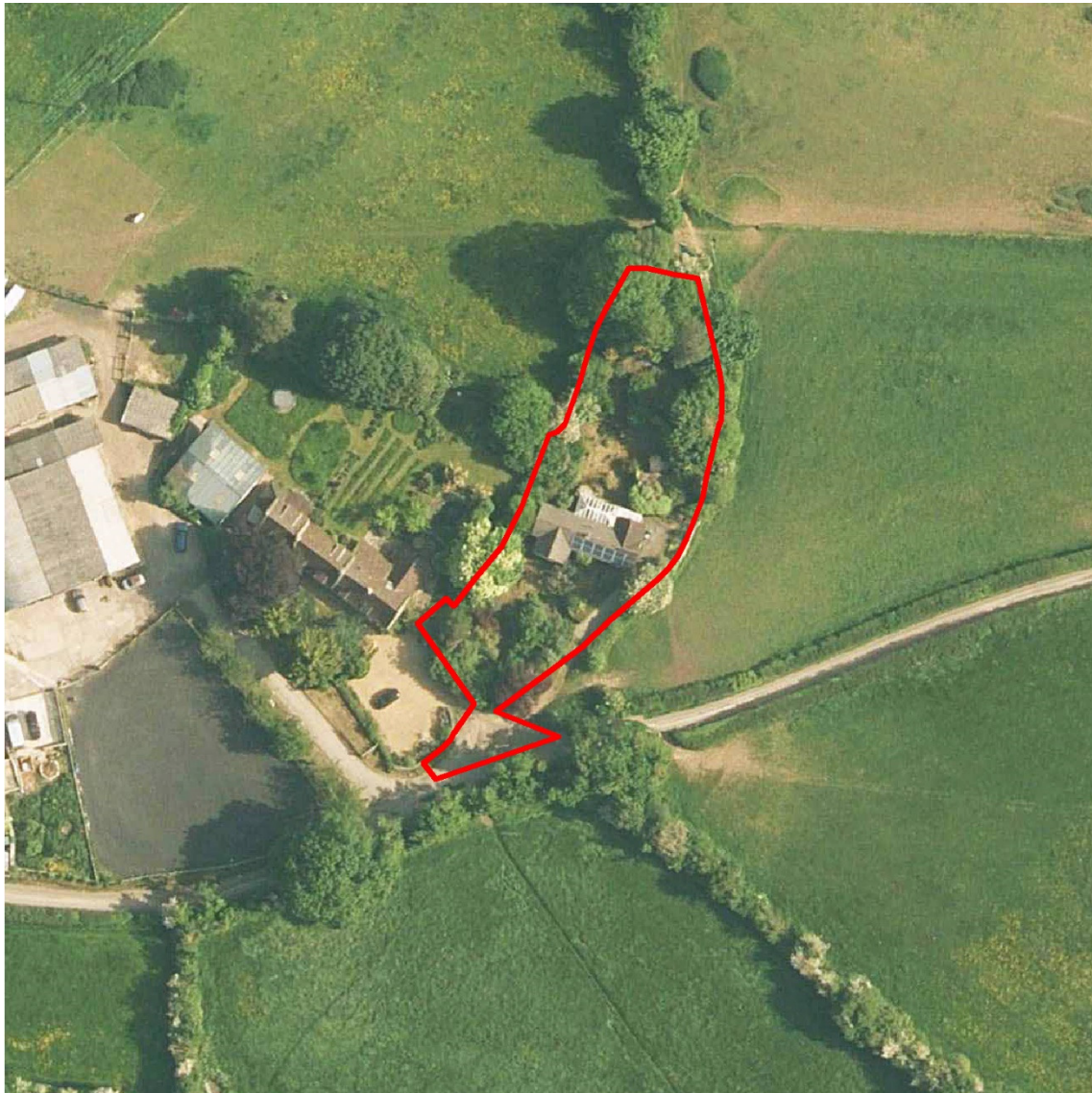
THE SITE

The site is in an Area of Outstanding Natural Beauty, the Greenbelt and a Special Landscape Area. To the west is Lye Green Farm, built in stone rubble with a clay tile roof. Within Upper Westwood more generally, buildings tend to be in Bath stone ashlar or rubble, with roofs in clay tiles, stone tiles or slate. Roof pitches tend to be around 45-48 degrees. Gables facing the street are a prominent feature and some houses also feature dormers. The Georgian houses incorporate sash windows, where the older ones tend to have casements.

The site is surrounded on virtually all sides by mature trees and hedges, with only a short break on its east side. It is currently accessed via a driveway from the lane to the south. There is also a public right of way that runs along the east side of the property. The land slopes downwards to the northeast from the rear of the house.

LGW DAS 01

The existing house is a Woolaway bungalow, built in the mid-twentieth century. The form of panelised construction that it adopts has been designated as defective in many quarters, and its thermal performance is extremely poor. It also adopts numerous materials that contain asbestos. From a visual standpoint, it detracts from the quality of the architectural environment and landscape in which it sits.



Aerial view with the site boundary marked in red

LGW DAS 01



View from the south



View from the north

LGW DAS 01



Street view from the east



Front of the house



East side of the house

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PROPOSALS

The proposal is to demolish the existing bungalow and garage and build a new 4 bedroom house. This would be located on a similar footprint to the existing house. It would be a single storey building with an occupied attic, serving to minimise visual impact within the landscape.

The main volume of the house would run east-west (as per the existing bungalow) and feature a gabled entrance volume facing the lane. In addition, there would be a rear volume at the east side of the house, projecting into the rear garden. The plan form would therefore be quite similar to the existing bungalow.

The main ridge height would be lower than the surrounding trees and would therefore not pierce the skyline in any long-distance views. Both the entrance and rear volumes would have lower ridges, with the aim of softening the building's impact, particularly when viewed from the east. The roofs would be at 48 degrees, in keeping with vernacular buildings in the local area.

The walls of the house would be in bath stone coloured render and the entrance volume would feature Bath stone dressings. The roof would be covered in natural slate. Windows and doors would be in painted timber.

PARKING

The proposal also includes moving the vehicular entrance to the west and forming a new parking area within the front garden. This would also allow the public footpath to be fenced off from the front garden, increasing privacy for the house. Three parking spaces would be provided, with sufficient space for vehicles to be able to turn around in the parking area and enter the street facing forward (which at present they are unable to do). Cycles would be stored in the existing sheds in the front garden.

SERVICES

The proposed house would continue to use a septic tank for foul drainage and a soakaway for surface water, both located in the rear garden. Refuse and recycling would be stored in the rear garden and brought out to the kerbside on collection day.

SUSTAINABILITY

The proposed house seeks to achieve a high standard of sustainability. Specific measures would include:

- Air source heat pumps in the rear garden
- A soakaway to deal with surface water on site
- Electric vehicle charging point in the parking area
- Dedicated cycle storage
- Water butts in the rear garden
- Low flow rate showers and basins
- Water saving WC cisterns
- Efficient kitchen appliances
- All light fittings with LED lamps
- Use of FSC sourced timber

ECOLOGY

The site lies in a rural location and within the Consultation Zone for Bath and Bradford on Avon Bats SAC. A bat survey has been undertaken and is included in the application. External lighting would be low-level and avoid light spill. Windows and French doors would be fitted with curtains or blinds, with recessed internal lighting adjacent to windows, again to reduce light spill.

The following biodiversity enhancements would be incorporated:

- A built-in bat box on the south-facing elevation of the house between a height of 3m and 5m
- Integral or attached swift boxes, located under the eaves of the north and east-facing elevations
- Hibernaculum, consisting of a partially-buried log and rock pile in the rear garden

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- New replacement trees would be planted
- Replacement planting would avoid non-native, invasive species

LIGHTING

The external lighting associated with the house would be limited to Passive Infrared Sensor (PIR) controlled lights above individual entrance doors. The PIR operation would be motion-sensitive only to large objects and on a short timer (no longer than 1 minute). These lights would be positioned (with cowls where required) so that they do not illuminate surrounding hedge vegetation or any areas beyond the site. This would ensure artificial lighting does not impact or deter nocturnal species such as bats and dormice.

LED luminaires would be utilised instead of mercury or metal halide lamps. A warm white spectrum (<2700Kelvin) would be adopted to reduce blue light component. Luminaires would feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats (Institution of Lighting Professionals & the Bat Conservation Trust 2018).