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DESIGN AND ACCESS STATEMENT FOR PROPOSED DEMOLITION OF EXISTING BUNGALOW AND REPLACING WITH A NEW DWELLING AT 15 CALLOWS CROSS, BRINKWORTH, CHIPPENHAM, WILTSHIRE, SN15 5DY

Introduction

15 Callows Cross is a two-bedroom bungalow that sits in a larger than average plot in the village of Brinkworth and is situated off the B4042 main road which runs through the village. Our client is seeking to demolish the existing bungalow and replace with a new family 5-bedroom, 3 storey dwelling which will improve the street scene. A number of properties within the street have received permission for extensions and alterations. The road consists of a variety of bungalows and houses therefore a proposal to build a house will not look out of place within the street scene.

The existing bungalow has reached the end of its functional life and does not meet modern living standards or energy efficiency requirements. The proposed replacement dwelling will provide significantly improved accommodation for a family home while incorporating sustainable technologies including air source heat pump, solar panels with battery storage, and air conditioning system. The proposed energy efficient technologies can be seen on the proposed block plan.

Proposed works

The proposed works involve demolishing an existing bungalow to replace with a new family 3 storey, 5-bedroom dwelling. It is proposed to completely demolish the existing bungalow as well as the existing shed and oil tank and existing garage, and replace with a 3 storey 5-bedroom dwelling with the incorporation of an integral garage, enhanced parking, landscaping and driveway improvements as well as the sustainable technologies as above.

Parking

The property can easily accommodate 3 parking spaces in line with the Wiltshire Council planning requirements, two on the driveway and one in the garage.

Amount

The total floor space created is some 366 square metres.

Layout

The layout of the proposals can be seen from the submitted floor plans and elevations.

Materials

It is proposed to construct the house in reconstructed stone with reconstructed stone roof tiles.

The windows will be flush casement aluminium and the external doors will be aluminium/composite.

Conclusion

In conclusion the proposed scheme for this planning application incorporates the below:

- The site is capable of accommodating a larger footprint dwelling due to the plot size being larger than average.
- Opportunity to deliver a high-quality replacement dwelling with enhanced sustainability
- Integration of renewable energy technologies