

Design & Access Statement

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1.0 PURPOSE OF DOCUMENT

This document has been prepared to demonstrate that the proposals have been decided upon following thorough process and evaluation and designed to embrace the concepts of inclusion and accessibility.

2.0 DESIGN

2.1 DESIGN PROCESS

2.1.1 Character of the Site

No.8 The Firs is a three-bedroom house built in 1951; part of a cul-de-sac of ex-local authority dwellings constructed of reconstituted stone. Several of the houses [in the cul-de-sac] have been extended to the side or rear, some have dormer extensions, others garages and one and two storey extensions. The accommodation on the ground floor comprises a kitchen/dining room, conservatory, sitting room and utility room with W/C. The property is situated in the Green Belt and Cotswolds Area of Outstanding Natural Beauty. There is a public footpath that runs along the rear of the property approximately 20 metres away.

2.1.2 Proposals

The proposals include;

- Single-storey extension to the rear of the property to provide a more open-plan dining and living space that connects directly to the garden and patio area.

The brief is for the all the works to be 'low-key', fulfilling its functions efficiently and effectively but without being too over-designed and with the minimum amount of impact on our neighbours.

Building materials with low environmental impact shall be used throughout.

2.1.3 Involvement of the Community

The impact of the proposals upon neighbour amenity shall be minimal; the scale of the works would not result in any loss of light, overlooking, overshadowing or have an overbearing impact upon the adjacent properties. We have described the proposals to our immediate neighbours (No's 7 and 9 The Firs) in order for them to be aware of our intention to submit a planning application; neither have suggested that they have any objections to the proposals.

2.1.4 Evaluation, design and use

The modest single-storey extension, proposed to the rear of the property, is to provide a more open-plan family dining and living space that engages more directly with the garden. The space is designed to be free of columns and other obstructions as well as provide generous circulation spaces.

The height, scale, massing and design of the proposals represent a subservient addition to the host dwelling that is appropriate to the size of the property and plot; that, together with the use of matching and complementary materials, sits comfortably with the main 'body' of the house; the scale and siting of the proposals will not result in any loss of light, overlooking, overshadowing or have an overbearing impact upon neighbouring properties.

2.2 Amount

From reviewing the planning history of the site, the property has not been extended since it was first constructed in the 1950's (apart from the erection of the UPVC conservatory).

The proposed scheme would increase the size of the existing footprint by approximately 6.8 sq.m and we consider that the scale feels proportionate in relation to the size of the original property and plot.

- Existing conservatory – 13.2sq.m
- Proposed garden room – 20sq.m

2.3 Layout

The current layout was eventually decided upon based on several factors:

- The proposed extension sits comfortably against that of its immediate neighbour's and within the confines of the residential curtilage, whilst the scale and siting of the extension retain a sense of 'openness' and does not result in any loss of light, overshadowing or have an overbearing impact upon neighbouring properties.
- A simple and carefully considered palette of materials reinforces the relationship between house and garden
- Achieves a desire for the proposals to be 'low-key' (in that they would largely be viewed against the host building or masked by the host building).
- Doors, windows and rooflights are positioned to maximize the amount of natural light whilst maintaining privacy and safe access to external spaces.

2.4 Scale

The proposed garden room will add approximately 4% to the existing ground floor area (GIA 87.5 sq.m).

2.5 Landscaping

We are keen to not only maintain but enhance the 'flow' of the garden/landscape around the house and heighten the relationship between house and garden.

2.6 Appearance

The proposed rear extension is designed to form a more sensitive relationship between the garden and the house; the garden room shall be clad in horizontal cedar weather-boarding which will weather to a natural grey colour and sensitively integrate with the host building.

We consider that the height, scale, massing and design of the proposals represent a subservient addition to the host dwelling and is proportionate to the size of the property and plot.

3.0 ACCESS

3.1 The Disability Discrimination Act

As a minimum requirement the proposed extension will be fully compliant with the recommendations set out in Part M of the Building Regulations.

3.2 Existing Approach and Access

Parking for 2/3 cars is currently provided to the front of the property with hard paved, stepped paths leading to both the front door and to the rear of the property; soft landscaping (trees and shrubs) in beds to the side of the paths, further define the routes.

3.3 Lighting

Good natural and artificial lighting is crucial in ensuring that those with visual impairments are able to use the building and the surrounding environment conveniently and safely. Large format doors, windows and roof-lights have been included within the proposals to bring natural light into the space; artificial lighting shall be developed during the detailed design process to ensure good colour rendering and the avoidance of glare.

3.4 Egress in an emergency

3.4.1 Alarm systems

The works shall include the installation of a new fire/smoke detection system to cover the entire building and will emit audible and visual signals to warn and alert occupants within all areas of the house.

3.4.2 Escape provision for disabled persons

There are numerous escape routes available to provide egress from all areas of the house.

4.0 GUIDANCE

Planning Policies:

Local context:

- Wiltshire Core Strategy (development plan)
- CP7, CP41, CP51, CP57
- Freshford and Limley Stoke Neighbourhood Plan 2014-2039 (NP)

National context:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Relevant Guidance:

- The provisions in the Approved Document M (2004 edition) of the Building Regulations
- BS8300: 2001 'Design of buildings and their approaches to meet the needs of disabled people – Code of Practice'
- Disability Discrimination Act 1995