

DESIGN AND ACCESS STATEMENT

This statement has been prepared to support the planning application referred to below having regard to the provisions of Article 4C of the Town & Country Planning General Development Procedure Order 1995 as amended.

Application

The erection of a detached house with integral garages and the formation of a new access and driveway off Ingbirchworth Road, at the corner of Work Bank Lane, Thurlstone.

Background

The application follows from an application ref: 2007/1744 for a similar proposal that was refused essentially on design grounds in December 2007. A wholly new approach has been taken to the design and careful siting of the proposed house and the revisions have been discussed with the planning officer prior to submission. Full regard has been had to the location of the site in the Thurlstone Conservation Area and the traditional character of the buildings in the area such that the full reasons for the previous refusal are now addressed in this new application.

Context

Physical – the site consists of a small open grassed paddock having the character of a lawned garden and elevated above the level of Ingbirchworth Road and Work Bank Lane and containing two stands of mature trees one in the north west corner fronting Ingbirchworth Road and one in the south east corner adjacent to Work Bank Lane. The site gently undulates but also slopes quite severely down to Work Bank Lane such that the position of the proposed new access is one of the lowest points of the site. The existing dwellings to the north of the site have a more traditional character and are built in stone as is the church to the south of the site. However, fronting the west side of Ingbirchworth Road are a series of more modern styled semi-detached houses.

Social – the development of the site will not have any direct detrimental effect upon any of the neighbouring properties because of the manner in which the building has been designed and sited. Local residents will be aware from the previous application that development is proposed so no separate consultation has been considered necessary prior to submitting this application.

Planning policy – the site is well within the built fabric of Thurlstone where new building is acceptable subject to design/layout constraints associated with developing in such a way that does not cause harm to the Conservation Area. No loss of residential amenity will arise because of the distances between existing and proposed dwellings. The majority of the existing trees are to be retained – following a survey only one is to be removed.

The development

A two storey pitched roof reclaimed coursed stone house in a traditional 'L' shape is proposed on the higher part of the site accessed by a new driveway from the south western corner that will wind around the undulation in the ground and will in part be 'sunk' into the ground thus significantly reducing its visual impact.

The house is to have a double fronted appearance with front bay windows at ground floor level but with a fenestration that ensures a high proportion of wall relative to window area and with the windows having a simple cottage style. The slated roof (hopefully reclaimed slates) is to be fairly steeply pitched with chimney stacks at each end of the ridge together with shallow watertabling to the gables thus giving the house a very 'solid' and traditional appearance.

The rear projection to the house will house the utility area and the two integral garages each having a separate arched head door with bedrooms above. The span of this rear section is less than the main house thus ensuring that it remains visually and physically subservient.

The rainwater goods are to be black with traditional rise and fall mountings for guttering.

Access

The new dwelling will have its main vehicular access from Ingbirchworth Road in a position previously agreed with the Highway Authority; this will provide the best physical and visual arrangement. Access to the new building will have to be provided to satisfy the requirements of the Building Regulations especially in relationship to the needs of the disabled and the provision of level access which is to be achieved at the rear in order to preserve the traditional appearance of the house at the front.

John M Hunt - April 2008