Design & Access Statement

The Site

The site is a small area of undeveloped land with access provided by an existing highway. Part of the site contains a major drain which cannot be built over but, behind existing garages, remains an undeveloped area, the subject of this application.

Design – Ground Levels

The proposed residential unit is dropped into the ground to the rear of the site taking advantage of existing ground levels. The building has a vegetated "green" roof and in total is 3 metres high. The existing self seeded slightly rising ground will be retained visually after construction and the open appearance will remain with indigenous species encouraged on site (currently the site is self seeding with vegetation) From the east, west and south the building will be un-noticed other than by the occupant, and from the north, which has no significant public access, small areas of natural stone wall will be the main visual element partly covered with planting.

Layout

The design includes an internal courtyard allowing sunlight penetration but invisible outdoor paraphernalia (if used). Car parking is provided into the ground but is hidden by ground formation which also allows for any immediate outdoor amenity use beyond the courtyard and frontage area.

Technology

The building can be constructed economically due to design of retaining walls. It will be heated by natural sunlight and it is intended to use ground heat pumps as the site is suitable for this technology. The roof will absorb the bulk of rainwater and provide high levels of insulation. Unlike some "eco homes" the property can be inhabited without excessive pressure on lifestyle choices (which cannot be enforced) yet provides an environmentally friendly solution.

Materials

The building will be in natural stone where visible.

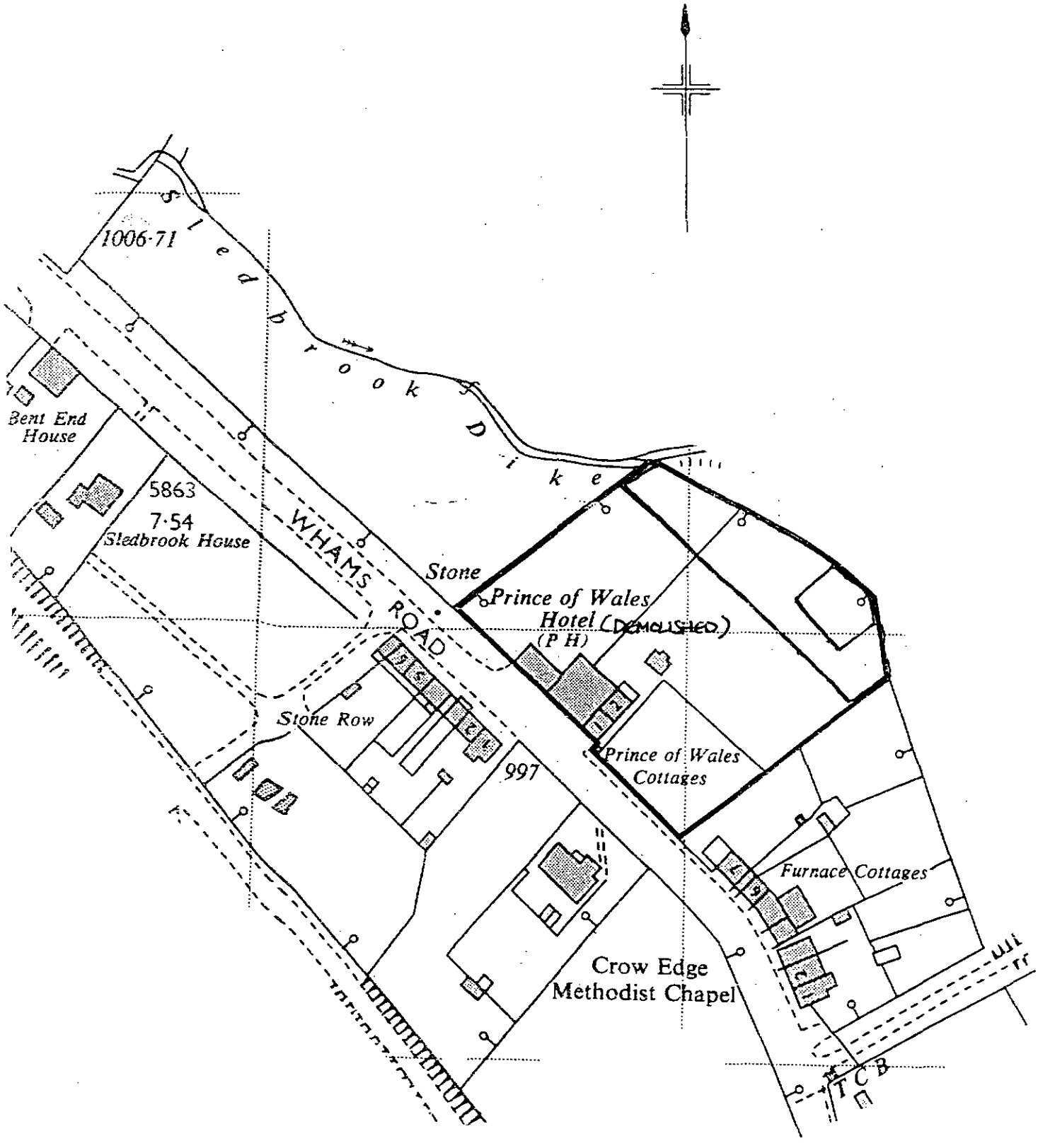
Landscaping

The applicant will seek advice from the Council on landscape issues to retain existing character of the open site.

MAC 12/10

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DUNFORD PARISH



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LOCATION SITE PLAN

REMOTE COPY OF ORIGINAL

+92.540

+92.285

+92.312

+ EXISTING GROUND LEVELS

+96.00

+96.28

DOWN TO PARKING

PARKING

B1

B2

B3

LIVE

ENSUITE

BATH

WC

B4

HALL

KIT/ DINE

COURTYARD

FOUL D.

EXISTING GARAGES

EXISTING GARAGES

PARKING

EXISTING SEWER

EAST ELEVATION

EXISTING G.L

WEST ELEVATION AT BASE LEVEL

94.6

92.500

SECTION

EXISTING LEVEL

SOUTH ELEVATION

NORTH ELEVATION

ECO HOUSE, CROW EDGE PLAN + ELEVATIONS 1:200 12/10

DWG A1

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