

**AMENDED DESIGN AND ACCESS STATEMENT****TO SUPPORT AN****EXECUTIVE STYLE SINGLE DETACHED  
DWELLING WITH SUB LEVEL DOUBLE GARAGE****TO****GARDEN BUILDING PLOT****AT****BRIDGE HOUSE NORTON CANON  
HEREFORDSHIRE HR4 7BG****CLIENTS/ APPLICANTS:-****MR ROBERT EVANS AND  
MISS ALISON HOBRO****AWM PROJECT REF/  
CLIENTS PROJECT REF:-****AWM/CV/BSS432****THIS AMENDED DESIGN AND  
ACCESS STATEMENT REF:-****AWM/CV/BSS432/ DESGN-ACCSS-  
STMNT/02****DATE OF THIS AMENDED DESIGN  
AND ACCESS AND ACCESS  
STATEMENT:-****20<sup>th</sup> JULY 2023****CURRENT OUTLINE PLANNING  
APPLICATION WITH SOME  
MATTERS RESERVED REFERENCE:- 230841**



**Location Note**

The notes provided within this Design and Access Statement below stated as front, rear, top and bottom, left and right are given as if you are standing on the unclassified public highway looking into the Bridge House Norton Canon site.

Any part of the proposed new single dwelling road facing external elevation of the existing Bridge House Cottage and/ or those of the proposed new built single dwelling and any relevant physical aspects of the Bridge House Norton Canon Site, its garden areas and of the application site facing towards the unclassified public highway will be designated as being **the front** for the purpose of this Design and Access Statement and any other document and/ or drawing relating to the applicants scheme of new build residential development.

**1.0:- This Amended Design and Access Statement has been prepared by:-**

This Amended Design and Access Statement has been prepared by A W Morris Chartered Building Surveyor to support an amended scheme of residential development [Residential Single Building Plot] in the Garden Area of Bridge House Norton Canon Herefordshire HR4 7BG.

A W Morris confirms that he is a professional member of "The Royal Institution of Chartered Surveyors" **[The R.I.C.S.]** affiliated to this professional organisation, which represents Chartered Surveyors of a number of different Chartered Surveying disciplines worldwide in their Chartered Building Surveying Section.

A W Morris qualified to become an RICS affiliated Chartered Building Surveyor in 1993 and set up his own Chartered Building Surveying Private Practice in 1994.

Provided in the appendix at the rear of this Design and Access Statement is a CV Document within which the various details of those professional qualification(s) and those details of the various areas of experience and expertise held by A W Morris Chartered Building Surveyor are provided. This CV document also provides those specific details of the extent and nature of the various professional and technical support services he has provided to his extensive range of private, commercial, industrial, retail and corporate clients since he qualified to become an RICS accredited Chartered Building Surveyor in 1993 and which he continues to do so as at the date of this Amended Design and Access Statement **[20<sup>th</sup> July 2023]**.

**[Ref:-A W Morris MSc [Conservation of Historic Buildings Bath University] BSc [BLD.SVG] MRICS Chartered Building Surveyor's Current Areas of Professional Qualifications, Expertise and Experience [Extent and Nature of Professional and Technical Support Client Services Provided December 2022].**



**A W Morris Chartered Building Surveyor Contact Details are as follows:-****A W Morris Chartered Building  
Surveyor Office Postal Address:-**A W Morris  
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**2.0:- This Amended Design and Access Statement should be read in conjunction with the following Documents and Drawings:-**

2.1:- A W Morris Chartered Building Surveyor's Applicants Agents Cover Letter dated 20<sup>th</sup> July 2023 [9 No. Pages].

2.2:- Amended Site Layout/ Block Plan incorporating a Site Location Plan on both of which the application site has been outlined in Red.

- **Note:-** The land adjoining the application site, which the applicants also own is outlined in blue on this amended Site Layout/ Block Plan/ Site Location Plan Drawing.

**[DWG REF:- 0867-1/Rev C/ Dated:- 6<sup>th</sup> July 2023]**

2.3:- Amended **"Indicative Street Scene"** drawing, which indicates what is considered to be the visual look of what this section along the unclassified public road, which runs adjacent to Bridge House Norton Canon from Bridge House to Wyecroft, would visually alter after the proposed 'Executive style detached new build dwelling' has been built on the Bridge House Norton Canon Building plot if planning permission for this proposed scheme of new build residential development [Single Dwelling] were to be granted.

**[DWG REF:- 0867-3/ Rev B:- Dated:- 23rd June 2022/ Scale:- 1:200 on A2 Print]**

2.4:- Amended typical external elevations drawing provided to provide a strong indication on how the executive style family property would look like on the application site if Planning Permission were to be forthcoming.

**[DWG REF:- 0867-2/ Rev A:- Dated:- 18<sup>th</sup> July 2023/ Scale:- 1:100 on A3 Print]**

2.5:- A copy of this Amended Design and Access Statement.

**[DWG REF:- AWM/CV/BSS432/DESGN-ACCSS-STMNT/02:- Dated:- 20<sup>th</sup> July 2023]**

2.6:- A copy of Jon Tasker's Topographical Survey Drawing [RICS Accredited Land Surveyor of many years standing] on which Jon Tasker has provided an accurate GPS drawing indicating various datum levels over the Bridge House Norton Canon Site and the adjacent areas including the unclassified minor public highway, which runs parallel with the Bridge House property and garden single building plot.

Jon Tasker's Topographical Survey drawing of the Bridge House Norton Canon site and garden also indicates the size and shape of the complete site and identifies various important physical structures including those two fairly mature oak trees located on the rear boundary of the building plot application site including their current canopy spread.



**[DWG REF:- 221585/ Dated:- May 2022/ Scale:- 1:200 on A2 Print [Jon Tasker Contact Details:- Jon Tasker Assoc RICS Land Surveyor 27 Dukes Way Malvern Worcestershire [01684576573]**

**2.7:- Amended copy of an “Application for Outline Planning Permission with Some Matters Reserved” completed Herefordshire Council Application Form.**

Please find enclosed a copy of the above Amended Outline Planning Application Form, which I have completed on behalf of the property owners and applicants.

This amended outline planning application form has been completed to reflect my clients/ the applicants amended outline planning application relating to a residential development proposal seeking planning permission for a single new built dwelling on their application site at Bridge House Norton Canon.

**2.8:- Completed Draft/Provisional copies of “Core Strategy Policy SS6 and LD2 Biodiversity and Ecological Measures compliance checklist”.**

Please be advised that a Draft/Provisional copy of the above ‘Core Strategy Policy SS6 and LD2 Biodiversity and Ecological Measures compliance checklist’ document, which this office has completed on behalf of the applicants which relate to their now amended development scheme proposal to build a single executive style property on their Bridge House Norton Canon application site will be sent in due course.

**2.9:- Core Strategy Policy SS7 and SD1 – Climate Change measures Compliance Checklist Herefordshire Council Document.[To follow in due course]**

Please be advised that a Draft/Provisional copy of the above Herefordshire Council document, which this office has completed on behalf of the applicants and which relates to the applicants now amended scheme of residential development for their Bridge House Norton Canon site and which has been completed to reflect the applicants’ amended scheme of residential development to build only a single executive style detached family dwelling on their Bridge House Norton Canon application site will be sent to you in due course.



**2.10:- A Preliminary/Provisional Basic Waste Drainage Report to support a "Natural England" Complaint Non Mains Waste Drainage on site Treatment and Disposal of Treated Waste Drainage Installation.**

The report put together by A W Morris Chartered Building Surveyor, assisted by Sarah Betton of '**Nutrient Neutral**' a hydrologist provides comprehensive information regarding how treated waste generated within the application site compliant to 'Natural England's' requirements regarding rural sites providing new built dwellings using non-mains modern waste drainage package treatment plants would be dealt with and accommodated. **[Ref:- AWM/CV/BSS432/PRLM-PROV-WST-DRNG-RPRT/1 Dated:- 19<sup>th</sup> July 2023]**

2.11:- A series of Photographs [12 No.] indicating various aspects considered as being relevant to support this new build single detached dwelling of the application site and garden areas including the property itself at Bridge House Norton Canon are provided.

**3.0:- Basic details of the applicants' amended scheme of Residential Development [Single New Built Detached Executive Family Dwelling]**

The basic details of the applicants proposed scheme of executive style family sized dwelling will see a four bedroom detached dwelling being created on the application site which will be formed as a Dormer Bungalow with sub level double garage formed at a lower floor slab datum than that of the family dwelling itself.

The single dwelling will have residential accommodation formed in the roof space to create an appropriate ridge line level roughly on the same roof line as the existing Bridge House, Norton Canon Cottage itself and the roof line/ridge height of the adjoining existing Bungalow "Wycroft" located to the left hand side of my Client's application site.

The proposed new built single dwelling would be formed with a series of Cottage style windows consisting of double glazed grained effect UPVC windows, grained effect External Doors with roof coverings scheduled to be of interlocking concrete tiles to match those roof coverings noted to the existing Wycroft Bungalow.

To the rear elevation of the proposed new family sized dwelling, it is intended to form a heavy duty solid oak frame property section with large double glazed window units fitted into this traditional oak framed two storey proposed new built property.

The upper section of the proposed two storey heavy duty formed framed Oak/Glazed Structure would intend to be created as a first floor Sitting Room to enable the completed properties occupants to appreciate the tremendous views from its rear elevations towards the Brecon Beacons in the distance.



The proposed new built detached dwellings lower placed double garage will provide on site parking facilities for up to two vehicles [cars] and an adequate amount of appropriate storage space.

The proposed scheme of new built residential development would intend to have an Environment Agency approved Modern Waste Drainage Package Treatment Plant connected to an Engineer designed closed/looped underground set of Waste Drainage Soakaways discharging amongst a group of mixed fruit [apple, plum, damson, sweet cherry] tree orchard, the number of which would be calculated to create a Natural England/Herefordshire Council compliant Nutrient [Phosphate] Neutrality Waste Drainage Disposal Installation.

Suitable landscaped garden areas broken up by permeable hard standing areas with existing Natural Hedgerows maintained and reinforced to maintain the rural backdrop of this Countryside placed application site.

**4.0:- This amended Design and Access Statement would seek to address the following matters considered as being relevant to support this 'Outline Planning Application with Some Matters Reserved' planning application for a Single New Built Executive Family Detached Dwelling with sub level double garage.**

#### **4.1:- Highway Safety**

It is advised that all relevant aspects of the applicants' proposed scheme of residential development to provide a new built single Executive Style Family Dwelling on their Bridge House Norton Canon site in rural Herefordshire HR4 7BG will comply fully with all necessary aspects of Herefordshire Council's "Highways Design Guide for New Developments" [July 2006] current edition.

Such Highway safety requirements will include the necessary information within both this 'Amended Design and Access Statement' and will be indicated on the supporting drawings the details of which are set out below.

- Clear unobstructed Visibility Splays in both directions taken from 2.4m set back into the proposed new dwelling's vehicle access drive leading into the application site off the adjacent unclassified minor public highway of 43M in both directions.
- An appropriately sized on-site vehicle 'Turning Head' will be provided within the application site.
- On site Car Parking facilities for at least 3 No. Vehicles [2 No. Car Parking spaces within the application site to be provided within the sub level double garage].
- Gradient of Vehicle Access Drive to be formed at no greater than a 1:8 Gradient.



- The proposed new vehicle access drive leading into the application site will be formed at a width of 4.8m to enable a car exiting the site at the same time another car was attempting to enter the application site to pass each other on the vehicle access drive to be clear of the unclassified minor Public Highway to ensure Highway Safety at all times can be provided.
- The gradient of the proposed vehicle access drive would be formed at a gradient no greater than 1:8 and be surfaced with bound materials.
- Any gates set across the proposed vehicle access drive to open inwards only set back a minimum of 5m off the public highway.
- Any surface water run-off to be prevented from running out of the application site onto the adjacent unclassified minor public highway.

**Qualifying Note**

Any other Highway Safety Matters to ensure all aspects to comply with "Herefordshire Council's current edition 'Highways Design Guide for New developments [2006] current edition" will be provided and incorporated into the applicants' single dwelling scheme of new built residential development if planning permission were to be granted for this scheme of residential development.

"Refer also to Scheme Proposal Support Drawing:- 0867-1/ Rev C:- Dated:- 6<sup>th</sup> July 2023" For further information regarding compliance with 'Herefordshire Design Guide for New Developments [Current Edition].

A copy of the Internal Consultee Herefordshire Council Transportation Consultation response date 05/02/2023 is enclosed.

**4.2:- On Site Existing Tree Protection Measures/ Hedge Row Protection**

It is noted that there are a number of mature trees on or bordering the application's site including two fairly large mature Oak Trees placed at the top left hand section of the application site rear boundary.

**[Refer to Jon Tasker RICS Accredited Land Surveyor's Topographical Survey Drawing Ref:- 221585:- Dated:- May 2022- Copy enclosed].**

Also noted on the other side of the adjacent unclassified minor public highway is another fairly large mature Oak Tree located on land not in the applicants' ownership and which does not form part of the application site.



All of these existing Oak trees, their location, Canopy spread along with the location of the natural hedgerows, which border the application site, are indicated on the Jon Tasker drawing indicated above.

**Tree and Hedgerow Protection Measures to be put in place and incorporated within applicants' proposed scheme of new built single dwelling development proposal at Bridge House, Norton Canon.**

- Please note at the development scheme proposals 'Block Plan/ Site Layout' Drawing As Amended **[DWG REF:- 0867-1/ Rev C:- Dated:-6<sup>th</sup> July 2023]** the location and current canopy spread of the two fairly mature oak trees located within the application site to its top left hand corner of the site's rear boundary.
- Please note that the footprint of the proposed new built detached single family dwelling is located well outside the canopy spread of these two existing oak trees to provide protection for these tree's root system.
- It is considered that any on site excavations would be carried out outside the canopy spread and root zone of the existing mature oak tree located on the other side of the adjacent minor unclassified public highway and those two mature Oak Trees located on the rear boundary of the application site, therefore providing these existing oak trees and their underground tree root system with adequate levels of tree root protection.
- During all on site construction works appropriate physical barriers will be set up on site at the appropriate recommended distance from the two existing Oak trees within the application site to prevent any damage to these two oak trees canopy or root systems.
- All existing natural hedgerows will be retained and where necessary they will be reinforced with further natural hedgerow species to ensure all existing natural hedgerows continue to provide the natural backdrop to this rural site if planning consent were to be granted for the applicants proposed scheme of new build residential development on their Bridge House Norton Canon site.
- No existing trees or hedgerows on or within the application's site will be disturbed during the "Bird Nesting/ Bird Breeding" season.

**4.3:- Welsh Water Existing Mains Water Protection/ Restriction Measures**

It is noted that 'Dwr Cymru/ Welsh Water' has advised that they have a mains water supply pipe, which is placed underground in the grass verge between the unclassified minor public road and the Bridge House Norton Canon application site.

It is also noted that this underground Mains Water Supply pipe runs along this roadside grass verge for the full length of the application site and garden/ house area of the applicants' Bridge House Norton Canon property.



Whilst not fully established at this time it might be that if planning permission were to be granted for what would now be a single detached dwelling on the application site, the applicants may decide to approach 'Dwr Cymru/ Welsh Water' to seek a diversion of all or part of this existing Mains Water Supply pipe.

Regardless of this possible option to seek a diversion of part of this existing water main, the applicants and this office acting as their agent for this planning application are fully aware of the Dwr Cymru/ Welsh Water requirements and general conditions to provide adequate protection against any possible damage that might be caused during any development under a planning consent of this Bridge House Norton Canon garden including the proposed application site.

For clarity I have set out the **General Conditions provided by 'Dwr Cymru/ Welsh Water'** below regarding **'Conditions for Development Near Water Mains'** which are those considered as being relevant, compliance with which would be provided and complied with during any scheme to develop the application site with a single dwelling in the garden of Bridge House Norton Canon if planning permission were to be granted.

**Dwr Cymru/ Welsh Water:- Conditions For Development New Water Mains [Copied 25<sup>th</sup> June 2023]**

1. "No structure is to be sited within a minimum distance of 5m either side of the water mains. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the company's apparatus." "Arrangements can be made for company staff to trace and to peg out such water mains on the request of the developer."
2. "Adequate precautions are to be taken to ensure the protection of the water main during the course of site development."
3. "If heavy earthmoving machinery is to be employed then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant."
4. "The water main is to be kept free from all temporary buildings, building materials and spoil heaps etc."
5. "The existing ground cover on the water main should not be increased or decreased."
6. "All chambers, covers, marker posts etc. are to be preserved in their present location."
7. "Access to the company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development."
8. "No work is to be carried out before the company has approved the final plans and sections."



These are general conditions only and where appropriate will be applied in conjunction with specific terms and conditions provided with a 'Dwr Cymru/ Welsh water' pre-start consultation in order for them to provide comment on the actual proposed scheme of single dwelling residential development proposal if planning permission for this planning permission application were to be granted to the applicant for their proposed new built dwelling at Bridge House Norton Canon.

A copy of the Dwr Cymru/Welsh Water Consultation Response to the applicants initial Outline Planning Application dated 29<sup>th</sup> June 2023 is attached, the various comments on which are considered relevant to this amended Outline Planning Application Submission which relates to a Single Dwelling/Single Building Plot on the application site.

#### **Waste Drainage Installation**

It is noted that as the intended scheme to treat and dispose of Waste Drainage for this development proposal application would require a Private Non Mains Waste Drainage Package Treatment Plant there being no Mains Waste Drainage Services located in the application site area. Dwr Cymru/ Welsh Water provide no comment regarding this Non Mains Waste Drainage Installation proposal to serve the proposed new built single dwelling on the Bridge House Norton Canon application site as such Non Mains Waste Drainage facilities proposal is outside their involvement.

I have included in the appendix to this section of this amended 'Design and Access Statement' a copy of the Dwr Cymru/ Welsh Water Water Main Plan on which the entire route of this Mains Water Supply pipe [Approximate Location] is marked on as a bold blue line.

**[REF:- Dwr Cymru/Welsh Water Plan Ref:- PLA0073375/Printed:- 29/06/2023]**

Please find included below a brief Preliminary Set of information provided to support the position that the application site if Planning Permission were to be forthcoming for the applicants Development Proposal to be approved for a Single Building Plot Family Sized Dwelling on the application site could suitably address and accommodate all of those considered to be relevant points raised by Mr. James Bisset **[Principal Ecologist, Herefordshire Council]** within his consultation response dated 10<sup>th</sup> June 2023 **[copy enclosed]** to the applicants first Outline Planning Application Submission **[Ref:- 230341]** relating to 2 No. Building Plots on their Bridge House application site.

- \* From a set of preliminary on site Percolation Tests carried out within the application site itself at the proposed location of the intended underground Waste Drainage Soakaway Field an average VP value of 65 was indicated.



- \* These On Site Percolation Tests were carried out strictly in accordance with BS365.
- \* These on site Percolation Tests were carried out strictly in accordance with BS365.
- \* From these established set of on site Percolation Tests a suitable design for the underground Waste Drainage Closed/Looped Soakaway Field will be fully compliant with the relevant British Standard BS6297:2007 + A1 2008.
- \* Whilst the application site is not located within the Herefordshire River Lugg Catchment area a Natural England Compliant reduction of phosphates generated by the proposed Approved Non Mains Waste Drainage Package Treatment Plant would be provided on the developed application site.
- \* This phosphate removal proposal would see a group of mixed fruity trees **[apples, sweet cherries, plums and damsons]** formed around the discharge position of the suitably designed underground Waste Drainage Soakaway field their numbers and types of fruit trees calculated to create Nutrient [Phosphate] Neutrality Natural England Compliance requirement also now accepted by Herefordshire Council Ecology Department.
- \* The proposed Non Mains Waste Drainage Package Treatment Plant would consist of an Environment Agency approved "Graf UK Ltd" "One2Clean" Waste Drainage Treatment Plant which in its Standard Format can strip out up to 86% of phosphates generated in the treated waste created by the proposed family dwelling in occupation.
- \* A Preliminary Calculation of the annual amount of phosphates created by the now proposed four bedroom designed family sized dwelling once completed and occupied indicated that the annual amount of phosphates generated by this new built dwelling would be between 0.2 and 0.25TP/Kg per year which is the provisional level the mixed fruit tree orchard would be designed to address and create a Nutrient [Phosphate] Neutrality situation for the developed site.

**Qualifying Note**

In due course if Planning Consent were to be granted for this, my Client/the applicants Outline Planning Application with Some Matters Reserved the supporting information for all aspects provisionally indicated above to suitably address all aspects for an appropriate scheme of waste drainage treatment and disposal to ground would be provided as being aspects of the applications Reserved Matters.



As far as the on site collection, storage, and controlled disposal of the build up of surface water accumulation and surface water run off is concerned an Engineered Solution to deal with such surface water issues will be provided as a fundamental part of the applications Reserved Matters if Planning Permission were to be granted.

As a brief Preliminary Explanation, it is advised that an appropriately sized "Graf UK Ltd" Garden Rainwater Harvesting System to enable adequate on site collection and storage of the accumulation of Rainwater/Surface Water would be provided with such stored Surface Water would be provided with such stored Surface Water being used to water gardens, wash cars and possible to provide grey water facilities for toilets in the developed new dwelling.

Any water accumulation held in the Rainwater Harvesting System would be provided with a controlled overflow restricting discharge from the Rainwater Harvesting Tank to 5 litres/min.

Suitable on site facilities would be provided within the developed site to prevent surface water run off on to the adjacent Public Highway and Permeable Hard standing Materials would be incorporated into the proposed scheme of residential new build development if Planning Permission were to be granted.

More specific and much more detailed Engineered Supporting Information would be provided on how Waste Drainage and Surface Water would be suitably accommodated as part of the applications **"Reserved Matters"** if Planning Permission were to be granted in due course.

#### **4.4:- Proposed Ecology/ Species and Local Habitat Protection**

Please find that I have included as a supporting document with this amended planning application, which relates to a residential development proposal seeking planning permission for a single new built detached dwelling on the Bridge House Norton Canon application site a recent **"Phase 1/ Preliminary Ecological Appraisal and Mitigation Report, dated:- 20/02/2023"**, carried out and provided by a Mr. Stephen West [MSc MCIEEM PrCMA], the owner and director of "Europeans Land Management Services [Ecology]", who is the applicant's appointed "Ecology Consultant".

This Phase 1/ Preliminary Ecological Appraisal and Mitigation report provided by the applicant's Ecological Consultant is provided as a complete and separate document.



However, as a specific appendix to this section (4.4) of this Amended Design and Access Statement, I have included what I consider to be a number of very relevant aspects of the Preliminary Ecology Report provided by Mr. West, which includes the following:-

**Item No.1:- Executive Summary [1 Page] (No.5)**

**Item No.2:- Appendix 2:- General precautionary working method statement and summary recommendations [3 No. Pages] (No.29, No.30 and No.31)**

Please note, if planning consent were to be awarded to this, my client's 'Amended Planning Application', relating to consent to place a single detached dwelling on my client's application site at Bridge House, the contents and ecological requirements set out in both this '**Executive Summary**' and '**Appendix No.2:- General Precautionary Working Method Statement and Summary Recommendations**' as set out in Mr. Stephen West's Preliminary Ecological Report would be strictly adhered to.

Expected as being a planning condition included in any planning permission granted to the applicants for this amended single dwelling application, would be that an appropriately qualified ecological Consultant would be appointed to provide '**Clerk of Works' duties** during all stages of the development to ensure all Ecological/ Species Protection Measures and Requirement are maintained in place at all times from the start of onsite works through to "Practical Completion".

**4.5:- Surface Water Collection, Onsite Temporary Storage and Controlled Disposal to include Surface Water Runoff reduction Measures, created by proposed scheme of amended Residential Development.**

It is advised that a fundamental and considered essential aspect of the applicant's proposed scheme of residential development intended for the applicants Bridge House Norton Canon site, which constitutes a new built single detached dwelling if planning permission were to be granted, would include for a scheme to collect, store on site and to facilitate the controlled disposal of the accumulation of surface water generated by the change created on the application site from a garden area to the existing dwelling Bridge House Norton Canon into a self-contained additional dwelling.

To provide this controlled onsite surface water collection, temporary storage and controlled disposal, a "Graf UK Ltd" Rainwater Harvesting Installation would be put in place to provide this surface water accumulation and to assist in the reduction of surface water runoff from the fully developed application site.



I enclose in the sub-appendix to this section of the Amended Design and Access Statement copies of technical data sheets, which relate to **"Solutions for Garden Irrigation utilizing one of 'Graf UK Ltd' 'Carat 5 Eco – Plus' underground surface water/ rain water/ collection storage tanks"** to assist in the controlled method to address the build up of surface water accumulation on the developed application site with an additional new dwelling built on it.

The actual size and capacity for an appropriate rain water harvesting underground tank will be subject of a physical calculation specifically provided against the approved design of the proposed new detached dwelling provided by 'Graf UK Ltd.'s technical support team in due course.

This proposed rainwater harvesting system installation will be utilized to water gardens and flower beds for the developed Bridge house Norton Canon site for a new built single detached dwelling and to wash cars.

The proposed underground Graf UK Ltd. "Carat 5 Eco Plus" rainwater harvesting package would be fitted with a 'Carat 5 Filter Package (3) integrating an 'Optimax Pro filter' (Self-Cleaning) system to ensure reuse and recycling of all of the ongoing collected accumulation of surface water from all areas of the residentially developed application site could be recycled and reused on the fully developed application site at Bridge House Norton Canon.

In conjunction with this fully engineered designed scheme of rainwater harvesting, the following measures would also intend to be incorporated into the planning approved single new built detached dwelling on the application site if Planning Permission were to be granted.

- The onsite use of Permeable Hardstanding Paths, Patios and Paving materials;
- A physical drainage system to collect and prevent surface water run off onto the adjoining Unclassified Public Highway;
- Surface Water retention measures incorporated into the application site to prevent any off-site surface water flooding problems
- The proposed Graf UK Ltd. Rainwater Harvesting Installation [**Carat 5 Eco Plus Package**] would be proposed to be installed at the lowest reduced level of the developed application site in the area of the proposed lower level, where the double garage would be placed beneath a suitably designed 'Vehicle Loading' protected area of the site.



- The Graf UK Ltd. Carat rainwater harvesting installation would be fitted with an appropriate pump station to pump stored water back up to the higher elevated levels of the developed application site.

**4.6:- Soil Stability within Proposed Developed Application Site to protect New Built Single Dwelling and Adjoining Existing Properties.**

**Proposed New Built Detached dwelling within the Application Site**

Please note that with the application site as indicated on the 'Proposed Development Block Plan/ Site Location Plan' **[DWG REF:0867-3/ Dated: 23/06/2022]** that within the application site the proposed new dwelling has been situated some considerable distance from both the existing bungalow 'Wyecroft' and from Bridge House Norton Canon itself.

By placing the location of the proposed new built dwelling within the application site some distance from the boundary between the development site 'Building Plot' and the existing bungalow **[Wyecroft]** and the existing location of Bridge House Norton Canon itself, the chances of getting 'Soil Instability' or causing Land Slip or Structural Damage to either Wyecroft or the existing Bridge House Cottage, I consider to virtually non-existent.

However, there will be a requirement to provide Stone Filled Gabian Baskets suitably over clad with trailing flowers and plants to reduce their visual impact within the site in those external reduced garden areas to accommodate the reduced datum levels of the double garage.

For the supporting walls of the sub-level double garage, a simple structurally engineered retaining wall structure designed by a suitably qualified Structural Engineer, would be provided to ensure the reduced levels of the site to accommodate the proposed new dwelling with its sub-level double garage remains structurally sound and its structural integrity fit for purpose.

Therefore, as far as any potential onsite ground instability, which could cause any potential structural damage to existing neighbouring properties, which adjoin the application site, such potential risks would be suitably designed out if this proposed new built detached property with its lower level double garage, were to be granted planning permission.



**4.7 Proposed Location/ Orientation of Proposed New Detached Dwelling within Application Site.**

Please refer to the enclosed Scheme of Residential Development Proposal 'Block Plan/ Site Layout Drawing [**REF:-0867-1/Rev C/ Dated: 6<sup>th</sup> July 2023**]', on which the proposed location of the detached new built dwelling within the application site at Bridge House Norton Canon is indicated. Please note that the proposed siting/ location of the intended new built dwelling within the Bridge House Norton Canon Building Plot is positioned within the application site intentionally some distance from both existing Bridge House Cottage itself and the existing bungalow 'Wyecroft', located to the left-hand side of the building plot/ application site.

Amongst various reasons for locating the proposed new detached dwelling on the application site in this specific site location is to ensure the maximum amount of privacy between the proposed new detached single dwelling and those existing dwellings in the immediate area of the application site is maintained and provided.

**[Wyecroft/ Brewery House and the existing Bridge House Cottage]**

Please note that the proposed footprint of the intended new built detached dwelling intended to be placed within the application site has been slightly angled within the application site to reflect the pattern of development and orientation of the adjacent two existing bungalows [Wyecroft, Sundown, Morning Watch and The Brewery House] located to the left-hand side of the Bridge House Norton Canon application site.

The proposed location of the proposed new built detached dwelling within the Bridge House application site also intends to achieve a significant panoramic view over adjacent orchards and fields and looking towards the Brecon Beacons, which would be obtained from elevated accommodation out of what would be designated as being the new dwellings rear elevation of the proposed new detached dwelling intended for the application site if planning permission were to be granted for my client/ the applicant's proposed new built dwelling on the application site.

**4.8:- Example of Typical Elevations of a considered suitable set of External elevations for a detached two story Dormer Style Two Story Dwelling with sub- level double garage.**

Please find enclosed a number of draft sketch layout drawings, on which this office has provided typical External elevations of a proposed new built detached dwelling, which are considered to be fairly appropriate for the Bridge House Norton Canon development site [Building Plot].



It should be noted that it is intended not to create any windows in the two flank elevations [Left and Right] of the proposed new dwelling if looking into the building plot whilst standing on the adjacent unclassified minor public highway.

The Unclassified Minor Public Highway facing boundary of the application site and those roadside facing elevations of the applicant's proposed new built dwelling on the Bridge House application site will be designated as Front Boundary/ Front Elevations for this Design and Access Statement.

Please note that the typical new built detached dwellings external elevations also indicate the following design features intended for the proposed single detached dwelling scheduled to be built on the Bridge House Norton Canon site [Building Plot], if planning consent were to be granted.

#### **Reduction of Proposed New Dwellings Carbon Footprint**

If Planning Permission were to be granted for my Client/ the applicant's proposed scheme consisting of a self-build/ new built dwelling on their Bridge House Norton Canon Application Site, then the approved new dwelling would seek to achieve a significant reduction in its Carbon Footprint possibly to see a Zero Carbon Footprint being achieved in due course.

As fundamental aspects to move towards a Zero Carbon Footprint and to at least provide a significant reduction in the proposal new dwellings Carbon Footprint at least the following Carbon Reduction Measures would be incorporated into the New Built Dwelling scheduled for construction on my client/ the applicant's Bridge House, Norton Canon site:

- An array/ bank of PV Solar Panels placed on the appropriate roof slope to the proposed new dwelling suitably designed to provide a source of 4.6KW of Renewable Energy for the proposed new dwelling;
- An Air Source Heat Pump suitably sized and designed to provide all Background Heating and Hot Water Facilities to the applicants proposed new dwelling;
- AAA Energy Rated White Goods and Appliances;
- A suitable design of the proposed new dwelling to provide a thermally efficient new dwelling to comply with the current Building Regulations with the proposed new house incorporate appropriately placed Automatic Controlled Mechanical Extraction Fans internally set to open automatically to prevent the new dwelling from overheating;



- Windows and Glazed external Panels set into appropriate elevations to reduce high levels of Solar Gain;
- All Mechanical Extract Fans fitted to Bathrooms and Kitchens to be provided with Heat Exchangers to remove heat from extracted air and to recycle that heat back into internal areas of each dwelling;
- To set occupancy living levels to reduce the energy consumptions of each new dwelling;
- Selecting Construction Materials, which contribute to a good level of passive design and which have low embodied energy and omissions.

**Flood Risk/ Application Site**

I enclose a copy of a Flood Risk Map for Planning, which indicates that the client's proposed Single Building Plot/ New Built Dwelling application site is located in a Flood Risk Zone 1, which supports residential new built development being appropriate in such areas.

Flood Risk Map for Planning downloaded off The Environment Agency Flood Risk Map for Planning Website.

**Conclusion Notes**

I trust that the contents of the Agents Cover Letter, dated 20<sup>th</sup> July 2023, the draft Single Building Plot/ New Built Housing Scheme Development drawings **DWG REF:- 0867-1/Rev C Dated:- 6<sup>th</sup> July 2023, 0867-2/ Rev A:- Dated:- 18/07/2023 and 0867-3/Rev B Dated:- 23/06/2022** and this amended Design and Access Statement, provided to support this Outline Planning Application with Some Matters Reserved for the applicant's proposed scheme consisting of a Single Building Plot to accommodate a detached single family sized dwelling, provides sufficient preliminary information for you to offer advice and opinions regarding my client's proposed new built Housing Development on the application site.



## A. W. MORRIS

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**CHARTERED BUILDING SURVEYOR**

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However, if you require any further information or require clarification of any information I have provided so far, please do not hesitate to contact me **[Contact details as noted above in this Report].**

A W Morris

**MSc [Conservation of Historic Buildings – Bath] BSc [BLD – SVG] MRICS Chartered Building Surveyor.**