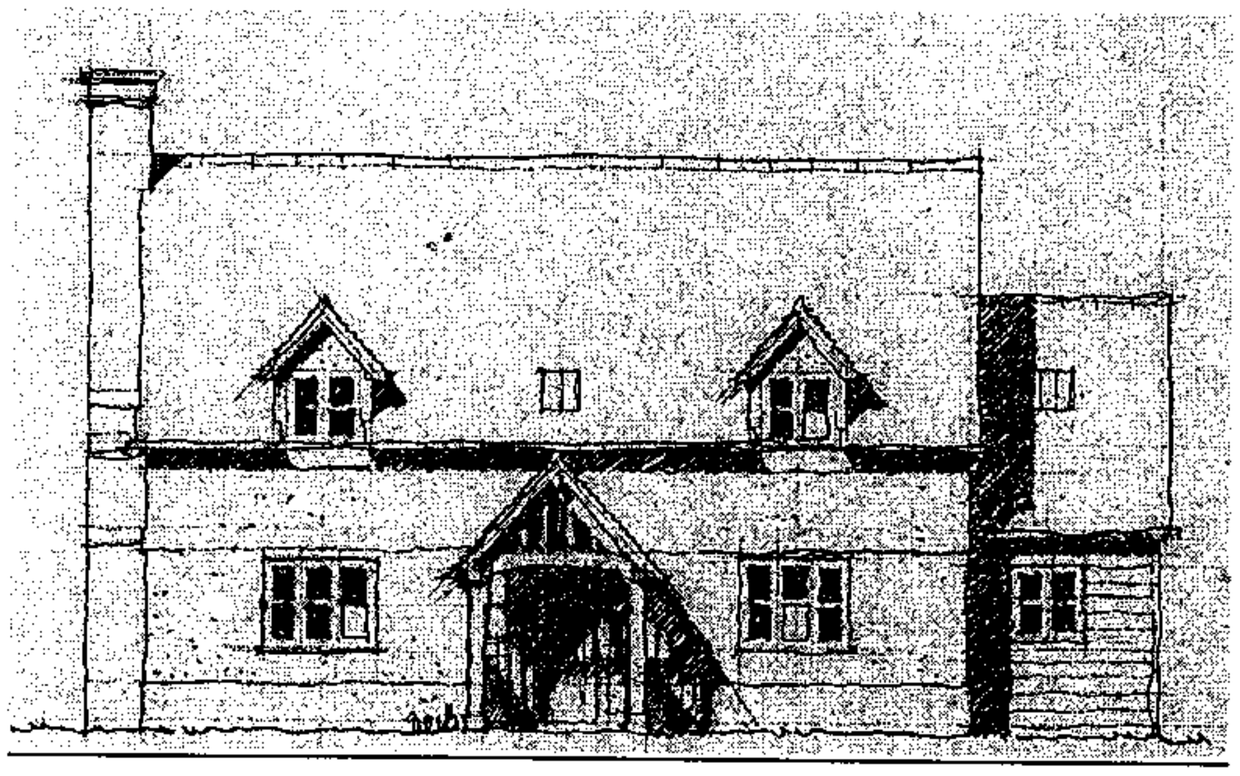
NW08/1737/F

# DESIGN & ACCESS STATEMENT



## PROPOSED VARIATION TO PLANNING PERMISSION REF. DCNW2006/2991/F TO ALLOW FOR FRENCH DOORS TO REPLACE A WINDOW TO THE EAST ELEVATION AND THE SWAPPING OF THE EXTERNAL DOOR AND WINDOW TO THE UTILITY BAY ON PLOT 2, WOODCOTE, BACK LANE, WEOBLEY, HEREFORDSHIRE.

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## INTRODUCTION

This Design and Access Statement accompanies an application for amendments to the design to Plot 2, Woodcote, Back Lane, Weobley, Herefordshire as previously approved on 8 November 2006 under Application Ref. DCNW2006/2991/F. The Design and Access Statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for a single house, some aspects such as the social and economic context are of limited applicability.

The proposal is to amend the existing design in the following respects:

- Replace the existing Sitting Room window to the East Elevation with French casement doors.
- Move the existing window to the East Elevation of the utility bay to the position of the personnel door in the South Elevation, and move this door to the window position in the East Elevation.

The above amendments are in connection with the erection of an attractive and highly energy efficient house to respect the local architectural vernacular, and its setting within the designated Conservation Area, using sustainable construction techniques and materials.

## USE

The existing use of the site is for residential purposes being formerly occupied by a detached dwelling house. The proposal will retain the use of the site as domestic. The space around the dwelling will remain for domestic use as a garden, and a parking and a turning area will be provided within and adjacent to the site.

The site lies within the settlement boundary of the village of Weobley, which has been identified as a main village under Policy H4 of the Herefordshire Unitary Development Plan – Revised Deposit Draft – May 2004. This states that Residential development will be permitted on both allocated and windfall sites (priority will be given to applications on urban capacity sites and previously developed land) within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.

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Planning permission for the demolition of the existing house and the erection of two detached dwellings and ancillary garages was granted on this site on 8 November 2006 under Application Ref. DCNW2006/2991/F This permission has been implemented by the works to the new dwelling on Plot 2. Therefore the principle for a new house on this site has been established.

Conservation Area Consent was granted for the demolition of the previous dwelling on 27 June 2006 under Application Ref. DCNW2006/1791/F.

## LAYOUT AND AMOUNT

The size, form, and orientation of the proposed building on the site have not altered from that approved under Application Ref DCNW2006/F.

In considering the layout, attention has been given to designing out crime as identified in PPS1. Reference has been given to Safer Places – The Planning System and Crime Prevention (ODPM, 2003). Windows, doors and locks will be designed to meet "Secured by Design" standards.

## SCALE

The scale of the proposed building is identical to that previously approved under Application Ref. DCNW2006/2991/F.

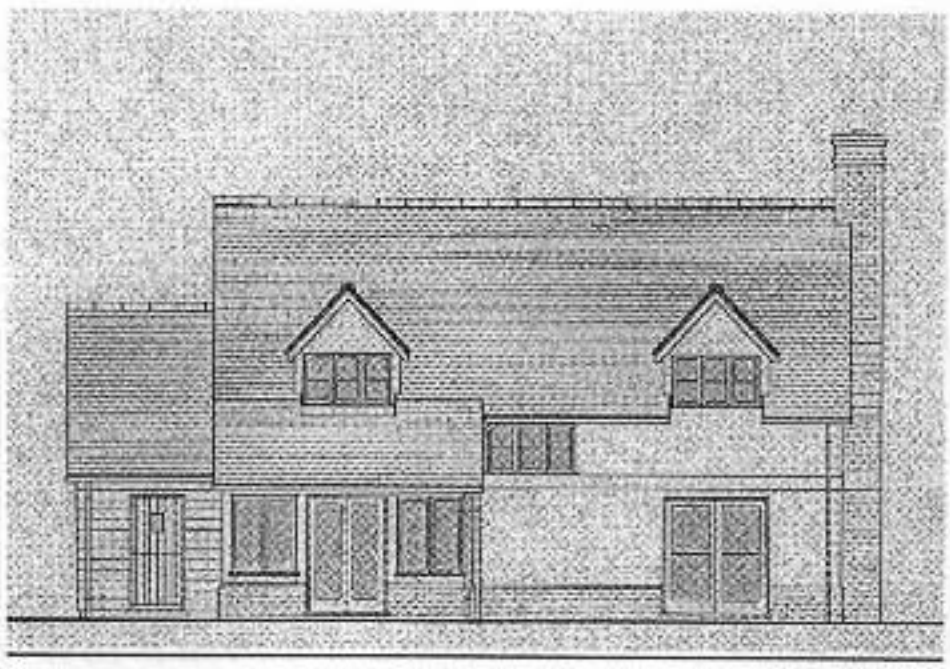
Elements of design have to be justified in terms of human scale, however as this is a domestic dwelling it is designed to relate well to its neighbours and is considered to be well related to human scale.

## LANDSCAPING

The existing stone boundary wall to the front elevation is to be retained. The existing boundary hedges to the south and east elevations, which are unaffected by the development, will be retained and protected as described below. A new timber post and rail fence will be erected at the boundary between Plots 1 and 2. A gravel drive and turning area is to be formed adjacent to the site in accordance with the site layout previously approved under Application Ref DCNW2006/2991/F

It is the intention to retain as many of the elements of the existing garden as possible in order to present an established garden setting for the proposed replacement dwelling. Mature trees and hedges will be retained and protected during the construction process to meet the standards of BS 5837 2005 "Trees in relation to Construction – Recommendation"

## APPEARANCE



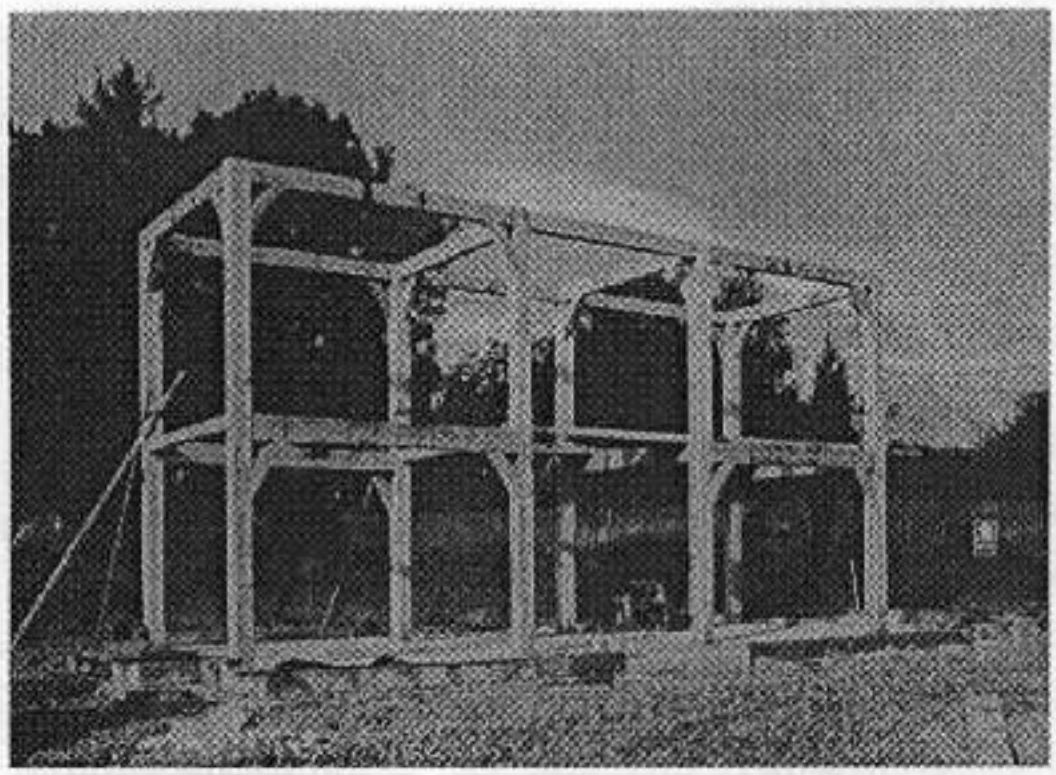
## PROPOSED EAST ELEVATION

The proposal is identical in size, scale, and form to that previously approved under Application Ref. DCNW2006/2991/F, with the following variations proposed to the fenestration and elevational treatment:

1. The former window to the garden side (East Elevation) of the Sitting Room is to be replaced with French casement doors. The purpose of this is to allow direct access to the garden from the Sitting Room, and to enhance the daylight provision to this area, with the consequent saving in energy with the reduction in the requirement for electric lighting.

2. The swapping of the positions of the existing external door and window in the utility bay, namely the external door moving to the East Elevation, and the window replacing its former position on the South Elevation. The purpose of this amendment is to enable the exit from the utility bay into the more extensive rear garden to the east instead of the relatively cramped area adjacent to the south boundary. The external door previously located on the South Elevation incorporated a glazed panel, which will now be substituted by a casement window

The design of the proposed house is otherwise unchanged, and will be of one and a half storey construction and the first floor fenestration will incorporate dormer windows. The walls to the main range will be in smooth lime-rich render over a plinth of reclaimed or handmade bricks, with a tiered brick chimney stack to the north elevation. The single storey utility bay has been designed as a subservient structure which will balance the external stack, and, with its lower ridge line, assist in breaking up the perceived mass of the building, and will be constructed with timber boarding to the walls over a low plinth of similar bricks. The open, gabled, traditionally jointed, (i.e. morticed, tenoned, and pegged), oak framed porch makes reference to the structural oak framing proposed for the adjacent house on Plot 1, and, in the broader sense, the rich Herefordshire and The Marches tradition of oak framing. . The joinery will be in timber, and the roof will be covered with plain clay tiles.



EXAMPLE OF AN INTERNAL AISLED OAK FRAME.

The proposed new house will be a variation on our Pearmain Cottage construction concept, which has won the 2005 Eco Self Build House of the Year Award from the Norwich and Peterborough Building Society. This house will be constructed from a simple, internal, aisled oak frame, traditionally jointed, (i.e. morticed, tenoned, and pegged), with the external walls in a Structural Insulated Panel System (SIPS), which uses recycled material from the timber industry, and possesses exceptional thermal insulating properties. The external cladding to the utility bay will be sourced from sustainable timber.

The outer skins of the SIPS panels are manufactured from Orientated Strand Board (OSB) which is made from young, fast growing trees, which produce more oxygen and remove more carbon dioxide from the atmosphere than mature trees. The trees are grown in plantations accredited by The Forest Stewardship Council.

The insulation at the core of a SIPS panel is polyurethane foam which is CFC and HCFC free, and also has an ozone depletion potential of 0. This form of construction uses 50% less wood than conventional timber frame buildings, and significantly less waste than other forms of construction. The exceptional insulation value reduces carbon dioxide emissions and the burning of fossil fuels by up to 60% for the lifetime of the building.

The Timber Research and Development Association (TRADA) in its recent publication *GREEN OAK IN CONSTRUCTION,* has made an assessment of the environmental and life cycle impacts of an oak framed building, with the following conclusions: -

- The net growth energy of a sustainably managed forest is zero, and only a small amount of energy is used in the felling process.
- In terms of transport of the material timber is relatively lightweight in comparison with other structural materials, and can be close stacked for more efficient use of space.
- Green oak requires only a single cutting operation, and, being air dried, requires no energy input.
- Traditionally jointed oak frames are hand erected without the use of metal fasteners, and require a minimum of mechanical handling.
- An oak frame can be virtually maintenance free for its service life.
- Oak framing can be re-used and has no limitations on disposal.

The new house will have an extremely high level of thermal insulation which, combined with an energy efficient heating system, will assist in minimising the strain on natural resources. Timber is a naturally occurring resource which is capable of replenishment, and has numerous environmental benefits as it grows, providing a food source and habitat for a variety of wild life, and absorbing and converting carbon dioxide, the principal "greenhouse" gas, to oxygen. The energy required to convert the raw material into a building component is substantially less for that that for masonry or metal. In addition we as a company have a policy of trading only with suppliers who operate established and approved comprehensive replanting and regeneration programmes.

Circular 01/2006 also refers to issues such as circulation routes, seating and lighting but these are not applicable to a private house.



## ACCESS

The site is within walking and cycling distance of the local facilities available in Weobley. There is a good public transport provision, which provides regular links with the larger centres of Hereford, Leominster, and Kington. Access to the national rail network is available in Leominster and Hereford.

The access to the site will be via the existing access to the north west corner of the site. Adequate off-street parking and a turning facility will be provided within and adjacent to the residential curtilage.

The application proposal is a minor development proposal where the main access requirement for the proposal is Part M of the Building Regulations to

ensure compliance with the Disability Act 1995 and Lifetime Home Standards. The new house will be erected on a level site, and ramps will be provided to ensure that easy access is available to all ages and abilities, including wheelchair bound persons. The doorways will be wide enough to ensure inclusive access to all ground floor rooms, and the staircase has been designed to accommodate a future stair lift if required.

## CONCLUSION

The proposal is for variations to an existing planning approval, which, in our opinion, will retain the spirit of the approved design and provide a dwelling of sustainable and environmentally sound construction, which in its scale, form, and use of materials is in sympathy with its surroundings.

A. Ewart Hutton BA. Border Oak Design & Construction Ltd.