

Example of Design and Access Statement
New dwelling, subterranean development beneath dwelling and
part of rear garden (in a Conservation Area)

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Proposal:

New dwelling, including subterranean development beneath dwelling and part of rear garden
(in a Conservation Area)

1. What **features** are on the existing site?

The existing building is a detached two storey house which was built in the 1950s, it occupies a corner plot in the XX Conservation Area. It is constructed of yellow brick with a concrete tiled pitched roof. It has an attached garage to one side which is made of concrete. It is set back within the plot, and has a large garden at the front and to the rear. It is surrounded by three storey mid-nineteenth century houses, some terraced and others semi-detached.

2. Please provide details of how **access** issues will be addressed

This new dwelling will comply with Policy CH2 of the Core Strategy.

Regarding the 16 criteria to meet Lifetime Homes standards, as set out in the council's SPD Access Design Guide, most standards have been met. See supplementary Residential template.

3. Please provide details of the **layout** of proposed development

The proposed building line of the new dwelling will be brought forward on its main frontage to align with the adjoining house. An enlarged rear garden is provided. An integral replacement garage will be provided on the secondary frontage. The front door, reached by level access is on the main frontage.

4. Please provide details of the **scale/appearance** of the proposed development

The proposed new house will be three storeys in height to match other dwellings in the area. However, it will also include a basement which extends to a subterranean development beneath part of the rear garden. It is of a contemporary design, but has a rendered finish to harmonise with adjacent properties. It does not attempt to mimic the surrounding Victorian development, but has carefully controlled elevations in which the ratio of window to wall is carefully balanced to provide a pleasing composition. The window sizes reflect the proportions of neighbouring properties and they are set within deep reveals. The front and side boundaries consist of a low plinth wall surmounted by railings. Again this reflects the local pattern, but here the railings are of a contemporary design.

This complies with Policies XXX in the Core Strategy.

5. Please provide details of the **landscaping** in the proposed development

The front garden is small but the rear garden is large and bounded on three sides by a substantial brick boundary wall. There are two mature trees in the garden and a mature tree situated in the garden immediately to the south.

We have commissioned a report from tree experts recommended by the Arboricultural Association and they have advised that one of the mature trees in the garden, a sycamore, is severely decayed and should be removed urgently because it is dangerous. The remaining tree in the north west corner of the garden is a beech with a trunk diameter of 600mm. No construction will take place within its Root Protection Area (RPA) which forms a protective circle around the tree with a radius of 7.2m. (*British Standard 5837: 2005 – Trees in Relation to Construction – Recommendations* provides a method for calculating the RPA.)

The tree in the adjacent garden to the south is a mature London Plane with a diameter of 750mm growing 5m from the boundary wall. This tree has Root Protection Area of 9m which therefore extends some 4m into our garden. However we have excavated a trench using an Airspade which uses compressed air to remove soil without damaging roots. It was found that the boundary wall has acted as an effective barrier as no significant roots from the tree were found.

Using published council guidance and the advice provided by our Arboricultural Consultants the following is a brief summary of our proposal which can be seen in full in the Arboricultural Report:

- An area 7.5m in radius around the Beech tree will be cordoned off using 2m high fencing and no activities or storage will take place within this zone.
- The rest of the garden will be developed except for a 3m x 3m area in the north east corner of the garden which will be used as a location to plant a replacement for the sycamore tree which will be felled. An advanced nursery stock Tulip Tree with a trunk circumference of 25cm will be planted in this location on completion of the works.
- The area being developed comprises less than 85% of the total garden area and will be overlain by 1m of topsoil to prevent rapid water runoff and to provide a medium in which to grow small trees, shrubs and lawn.
- It is proposed that 4 groups of 3 small native trees will be planted along with a shrubbery consisting of plants which have been chosen as they are particularly attractive to butterflies. The full planting plan can be seen on Drawing number 001.

6. Please provide details of how **Heritage Assets** issues have been addressed

Heritage Asset/significance

The site is within the XX Conservation Area which has a predominantly mid-Victorian residential character, but interspersed with some later buildings. The building itself was constructed following bomb damage in the Second World War. The attached report on the history of the site (not included here) shows that there was originally a detached dwelling on the site. Whilst the existing building was an honest attempt to replace the original, its siting, scale and materials do not relate well to its surroundings. It is therefore considered to detract from the heritage asset.

Impact

As stated above, the new building relates better to the layout and scale of its neighbours. Its footprint is almost the same as the original house on the site. As described above, the new dwelling reflects some of the essential characteristics of its neighbours without being a pastiche of the original design. It therefore, makes a more positive contribution to the heritage asset than the existing building.