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DESIGN AND ACCESS STATEMENT
INCORPORATING ENERGY STATEMENT

Address: **THE ROWAN BANK, OUSLEY LANE, ELLASTONE, ASHBOURNE, DE6 2HD**

Proposal: **DEMOLITION OF PROPERTY AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF NEW DWELLING WITH ACCESS**

Applicant: **MR. & MRS. N. KERFOOT**

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Ref: 9258

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1. ASSESSMENT

Physical Context

The application site is located on the edge of the Staffordshire rural village of Ellastone, between Ashbourne (5.1 miles) and Uttoxeter (7.2 miles).

The site rises up from Ousley Lane to a plateau, area to be developed, then a severe bank to the northern boundary. The majority of the site comprises dense undergrowth and trees, except the plateau level which is clear.

The site is currently occupied by a single storey dwelling, which is now vacant following the departure of an occupant. Within the curtilage there are a number of structures, sheds, etc., with a vehicular access serving the site off Ousley Lane.

The property is small and in very poor condition, the possible refurbishment and improvement of the building would be unviable in both financial and spacial terms. Retaining the existing property would not make efficient use of the existing site.

Along Ousley Lane are a number of substantial properties which have been improved and extended over the years. The site is located between two such properties.

Social Context

It is unlikely that the replacement dwelling will have any real impact on the people in the locality. The adjoining properties all have large gardens and the perimeter tree and hedge screening effectively obviates overlooking.

The existing area is predominantly residential and as such the proposed development does not present a non-conforming use into the immediate area. There will therefore be no real change in terms of social context.

Economic Context

For the reasons stated above the proposal is unlikely to have any real impact on the local economy. The development will provide additional revenue to the Local and County Authorities, without putting excessive pressure on the existing infrastructure resources.

The development makes more efficient use of the large site, leaving the substantial dense under growth and trees relatively unaffected.

The proposal provides an opportunity to construct an energy efficient dwelling to satisfy modern family living needs

It is anticipated that the construction of the dwelling will provide employment for local tradesmen.

2. INVOLVEMENT

Discussions were held with Officers Jon Imber and Emily Wareing in 2012 following a site visit. They confirmed that there were no Policy objections in principle to a replacement dwelling and whilst on site it was noted that the vast majority of the outbuildings were being used for domestic storage purposes. Furniture, fuel, tinned food and other comestibles were noted in these buildings and therefore the areas of these buildings could be taken into account in any new structure. The proposed building should be located in the same position as the house to be replaced: Any other position would not be acceptable particularly any position further back from the existing where height would become an issue.

Officers were also concerned that there should be no mass removal of trees although a number of self-seeded saplings could be removed to help to avoid choking the larger trees – there has been little or no ground maintenance for a number of years. The property immediately to the south-west was particularly mentioned where a large open paddock had been created contrary to ESBC's wishes and Policies. The majority of the trees, particularly on the road frontage are being retained, and the Applicants are employing the services of a tree/landscape specialist to advise on the thinning out of the trees and bushes.

3. EVALUATION

It is essential that any new development is of the highest quality and makes a positive contribution to the area.

As previously indicated, the existing cottage is in very poor condition and retention is unviable in both financial and spatial terms.

It is felt that the new development should be of architectural merit and reflect the local character in terms of materials used, also providing the opportunity to construct an energy efficient and sustainable building.

The proposals should respect the amenity of the neighbouring properties and retain much of the existing features such as trees, hedges, etc., which is effectively achieved.

In order to improve the existing access, the driveway will be repositioned further along Ousley Lane to the east. This will improve visibility in both directions.

4. USE

At present the site is occupied by a cottage which is in unsuitable condition for occupation.

The proposal will provide a dwelling designed to suit the needs of modern life, and will be constructed to high levels of insulation and sustainability. (See Energy Statement), as well as incorporating current mobility requirements.

The proposal will therefore be a more efficient use of the site than at present.

5. DESIGN

As previously mentioned the topography of the site coupled with the need to retain the existing trees, is a major determinant in the design.

By way of the design, detailing and choice of materials the proposed development should integrate well into the fabric of this attractive village, as well as creating a sense of place for the occupants.

Although the site is not in a conservation area the applicant wishes to present a scheme which is cohesive with the local vernacular and creates a sense of place.

A pallet of materials chosen to reflect some of the better details found in the vicinity comprises: natural stone walls, oak framed with smooth off-white rendered infill, mid-brown facing brickwork, plain clay roof tiles and some stone detailing including door surround, plinth and feature chimney details.

Redevelopment of the site affords the opportunity to remove the number of structures, sheds, etc., which are an eyesore in this attractive rural setting.

6. AMOUNT

The proposals include for the demolition of the existing cottage and removal of all structures, sheds, etc., within the residential curtilage and the construction of a two storey four bedroomed dwelling.

EXISTING FLOOR AREAS (See drawing number 9258/07)

Structure 1 (cottage)	-	78.6 sq.m.
Structure 2	-	25.9 sq.m.
Structure 3	-	7.3 sq.m.

Structure 4	-	29.5 sq.m.
Structure 5	-	7.6 sq.m.
Structure 6	-	7.5 sq.m.
Structure 7	-	9.8 sq.m.
Structure 8	-	2.1 sq.m.
Structure 9	-	4.5 sq.m.
Structure 10	-	5.2 sq.m.
TOTAL	-	178 sq.m.

PROPOSED FLOOR AREAS

Ground Floor Plan	-	141 sq.m.
First Floor Plan	-	124 sq.m.
TOTAL	-	265 sq.m.

The proposed replacement dwelling represents an increase in floor area of 33%.

7. LAYOUT

The layout has evolved by responding to the following constraints:

- Retaining mature trees, undergrowth and hedge planting.
- Making efficient use of the site topography.
- Siting of the dwelling is close to the original dwelling on a level plateau area, avoiding the removal of any trees.
- Parking provided to the frontage of the dwelling with new access drive to Ousley Lane.
- To respect the existing amenity of neighbouring properties.
- The replacement dwelling is effectively screened from the lane by existing trees and will not be visible.
- Due to tree screening the development will have no impact on the openness of the Green Belt.

8. SCALE

The proposed dwelling is two storey, as are neighbouring properties already in existence, and fits in therefore with the existing character and context.

The roof is steeply pitched with an overall ridge height above ground level of 8.5 metres, the height of the single storey element from ground level to ridge height is 3.5 metres.

A high level of glazing has been incorporated, including full height gable windows, to achieve a high level of natural light within the dwelling. This will alleviate potential shading by surrounding trees.

9. LANDSCAPING

The majority of the site comprises dense undergrowth and trees, except the plateau area where the replacement dwelling is to be sited.

Retention and protection during construction of the existing trees is a critical factor in this scheme.

The existing mature trees and shrubs are the most important feature of the site and effectively screen the proposals from the lane and neighbours. In this respect care is taken to remove the minimum amount of trees and shrubs to enable development to take place.

There will be areas of concentrated, soft landscaping in the vicinity of the dwelling, a detailed landscaping scheme will be prepared by a specialist consultant following determination of the application.

Ecology issues are an important factor within site, including incorporating bat boxes, nesting boxes, flora, etc. The client intends to commission a specialist consultant, on determination of the application, to provide a strategy for enhancing the ecology of the site.

10. ACCESS

Access to site will be via the repositioned driveway off Ousley Lane. The property will have the facility to turn around within the curtilage of the site and leave in a forward gear.

The building is designed to conform to Part M of the Current Building Regulations to ensure access and mobility within house for the disabled.

ENERGY STATEMENT

PROPOSAL

It is the intention of the client to construct the dwelling to a high standard of insulation and air tightness in line with good practice to deliver a sustainable energy efficiency of the building over its whole life cycle, and to minimise CO2 emissions on a 'Fabric First' approach before the implementation of renewable systems.

The long term strategy is undertaken to mitigate future climate and regulation changes.

In addition, the general construction of the dwelling will be in line with BRE Green Guide Ratings A+ and A Rated for the major building elements of roof and walls, therefore using materials with reduced energy input, including reclaimed bricks, roof tiles, natural stone and timber framed.

The site is generally well shaded especially to the north elevation, which has minimal glazing. The larger glazed areas are to the eastern, southern and western elevations to gain advantage of solar gain.

The development is still in the earliest stages of planning, it is not appropriate at the time to undertake the 'as designed' Part L1A SAP Calculations which are usually used as the foundation for the calculations to demonstrate compliance, as final building design is not yet finalised.

ENERGY CONSERVATION

The property will be heated by means of an air source heat pump with high COP (Coefficient of Performance). This alone will ensure that the development will comply with the current requirements of Part L of the Building Regulations. In addition to the ASHP's the house will be provided with wood burners in the main living room and kitchen area which will provide additional heating in colder spells.

WATER CONSERVATION AND DRAINAGE

The site currently has no formal surface water drainage measures. The external paving of driveways will be executed in either a gravel/crushed stone material or porous block paving. Either of these two materials will limit the volume of water being discharged to the underground drainage system. The viability of soakaways will be checked by on-site testing and if the underlying strata are suitable then all surface water will be catered for by soakaway drainage. If the porosity of the sub-soil is limited then a combination of soakaway and discharge to existing watercourse will be employed. If this strategy is utilised, the on-site drainage will be designed to limit run-off to the watercourse by way of temporary storage (either increased pipe size or a dedicated chamber) and a hydro-brake or similar at the final connection.

The above measures will ensure that the development does not adversely affect the surrounding areas in terms of increased flood risk.

The house will be provided with a rainwater harvesting tank to collect rainwater for garden use.

Household drinking water for the dwelling will be supplied from a borehole. A 'Water Borehole Prognosis Report' will be carried out for the site, based on geological and hydrogeological maps to ascertain the sustainability and quality of water supply.

The above measures will be properly evaluated and scored in accordance with the Code for Sustainable Homes and with all of the other considerations in the code, the property will be designed and constructed to achieve Level 3 or better.

CODE FOR SUSTAINABLE HOMES

The following measures are an indication of the strategy to be adopted to meet Code Level 3.

Energy

- Air source heat pumps will provide the main heat source.
- The building fabric will be designed to be energy efficient.
- Code compliant lighting will be specified and installed.
- A dedicated drying space will be provided.
- White goods will be A*, A or B rated as a minimum.

Water

- Low-flow taps and fittings will be specified/installed.
- Rainwater harvesting.

Materials

- Materials will be specified which meet the A Rating in the Green Guide.
- Materials will be responsibly sourced.

Surface Water

- Surface water run-off will be limited to pre-development levels.
- Part of the site falls within an area designated high or medium risk of flooding, although the replacement dwelling should fall outside the area of risk. Additional supporting information will be provided with a Flood Risk Assessment.

Waste

- The required external space will be provided for waste/recycling collection/bins.

Pollution

- Low No. equipment will be specified for heat source (ASHP'S).

Health and Wellbeing

- High level of daylight factor will be provided in key rooms.
- High levels of sound insulation will be achieved in the construction.

Management

- A building guide will be provided for the occupier.

Ecology

- Ecological features will be retained and protected and where possible ecology will be enhanced.