

DESIGN & ACCESS & STATEMENT

for

Proposed erection of two and half storey replacement dwelling

3 Sunningdale Avenue, Whitefield



Aug 23

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Introduction

This statement has been prepared to support an application for the demolition of an existing two storey dwelling and erection of a detached two and half storey replacement dwelling. It should be read in conjunction with the drawings submitted as part of the planning application.

The applicant is a private individual who wishes to build the house to his families' requirements. He recently purchased the property with a view to completely redeveloping the site. Extensions and remodelling were approved last year but not found to be inappropriate due to the amount of extensive work that would be required to create the desired space and design.

Having also gone through the tender process the applicant has concluded that it would be better to demolish the existing dwelling and erect a new build. This makes more economical sense due to the savings to be made by the zero VAT rating.

Context

The site lies along a residential road characterised by medium to large scale, detached family homes within well-established regular plots. The style of houses is traditional in form and shape with pitched roofs and bay windows. Whilst they are mostly of brick construction there are a few examples that have been modernised and finished in render.

Size

The site is approximately 676 sq m / 0.676 hectare and has a south westerly facing rear garden. The gross internal floor area will be 565 sq m or 6080 sq ft.



Planning history

There is one application on record which we made last year on the property as detailed below.

Raise roof ridge height with loft conversion to form second floor accommodation; Two storey extensions at front/side and two/single storey rear extension with first floor rear balcony/roof terrace with glass balustrade; External alterations to include reconfiguration of existing windows/doors and addition of first floor side windows to both side elevations

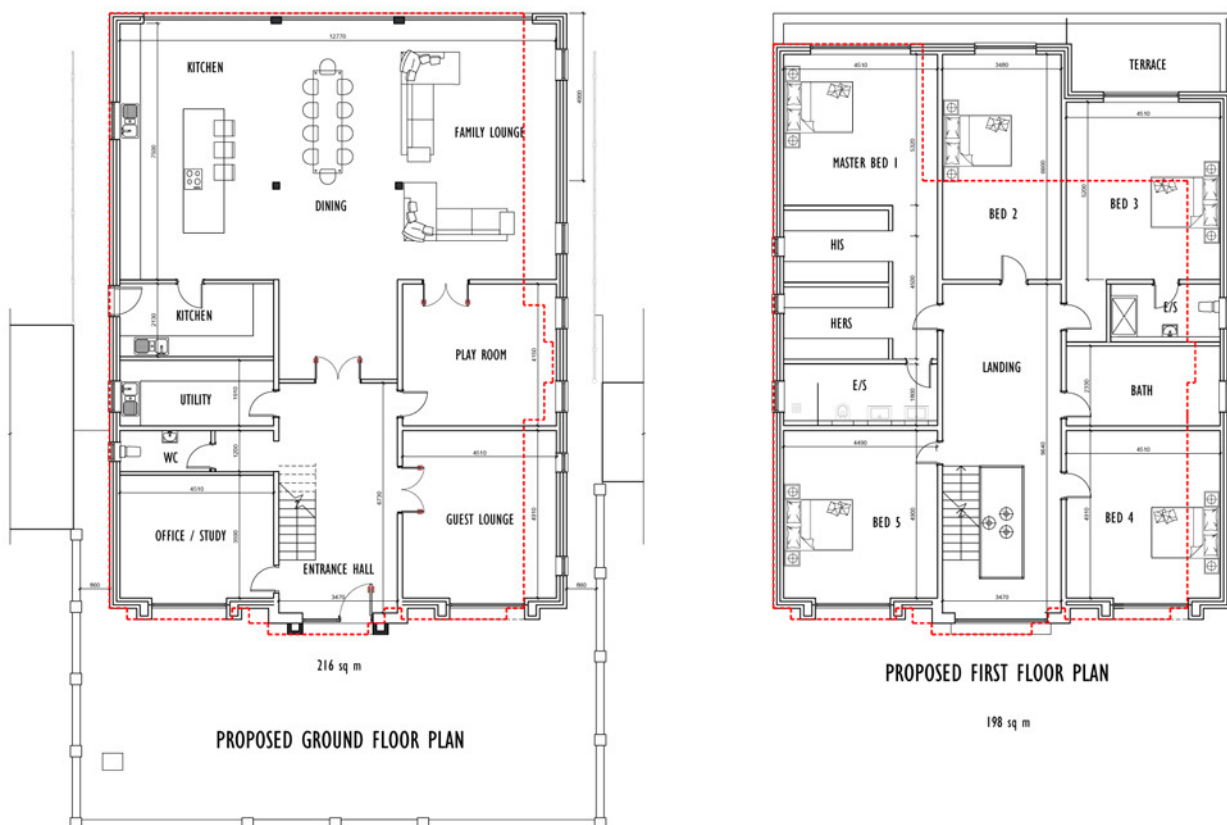
Approved with Conditions 10th Aug 2022

This approval has not been implemented however it is evident that the property has been previously extended (most likely decades ago judging by its style and age) under various permitted development rights.

Design, scale & mass

The proposals will create a five-bedroom luxury home over three levels in a traditional style. The ground floor will contain all the main day to day living areas. The first will be used for all the bedrooms and bathrooms designed around a central landing and feature staircase.

The second floor within the roof space will be used for entertainment, games and fitness purposes. To keep the maximum height down a hipped roof design has been utilised with a large flat section which will not be visible from the street level.



Proposed ground and first floor with approved footprint highlighted in red (NTS)

The new dwelling will be built predominantly on the previously approved footprint but will be slightly wider as there is more space to the right-hand side boundary. The ground floor rear projection is as before with only the first-floor rear extensions being projecting slightly further out but not encroaching the 45 degree visibility line from the neighbours windows as can be seen by the submitted roof plan.

The scale and mass of the building will be in keeping with the size of the site & its surroundings. The maximum height of the roof will be slightly lower than No.8 which has been built. There will be no direct overlooking with any of the habitable room windows and any side windows will be obscured with any at first floor level to have openings at a min of 1.7m above floor level.



Comparison of proposals against those approved for no.8 Sunningdale Avenue which has now been completed.

Appearance

The design will be a traditional in form and shape with the hipped roof, gables & bays yet with a contemporary twist provided by the finer detailing and materials.

It will appear visually striking with articulated walls and roofs to the principal elevations. The palette of materials from the smoked buff bricks to the darker tones in the windows and roof will provide a deep contrasting finish for a high-quality appearance.



The front elevation is perfectly symmetrical. The porch and hallway window are the central focal point with equal and proportionate projecting bays to both sides.

All three elements will have extruded frames around them to create depth and shadows.

Precedents / inspiration



Proposed material palette



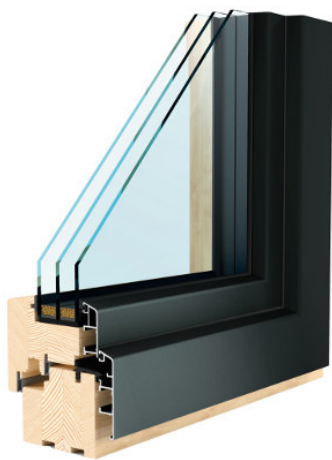
Bricks. Forum Smoked Prata by Wienerberger TBC



Render to extruded feature frames to front elevation



Roof. Dark grey concrete slates



Black aluminium windows & doors



Black UPVC fascias & rainwater goods

Landscape & access

A large proportion of the dwelling will be built upon the previous footprint & hard standing and there will be very little change to the landscape. Some of the existing lawn area will most likely be damaged during the construction process and will be replaced with new turf laid after completion for an immediate effect.

Refuse

As the application is for a single replacement dwelling there will be no changes to the current bin storage and collection arrangements. The general and all recyclable waste bins can be stored out of sight behind the boundary hedge and be collected from the roadside on the designated day.

Drainage

All new drainage foul and surface water will be connected to the existing sewer system. The proposed driveway will be a SUDS compliant resin finish to reduce surface run off discharging into the current sewers.

Sustainability

The house will be built to very high standards using best building standards & materials for the external envelope. This will achieve very low U Values resulting in minimal heat loss saving energy for the occupier.

The boiler system will be a highly efficient A rated condensing type and the applicants are also considering the use of solar panels or air source heating. They are to seek further advice from a specialist prior to commencement of works.

Summary

The house has been designed to sit well within its surroundings. It will have little or no impact upon the neighbouring properties and the street scene as the general openness, spaciousness & levels have all been taken into consideration & respected.

We believe that the proposed dwelling will add to the character of the street and wider area which already has a variety of distinctive homes and we have demonstrated the proposals are in comply with national & local planning policies and request the application be approved with appropriate conditions where necessary.