

PLANNING, DESIGN AND ACCESS STATEMENT

Agent: DOWNSVIEW Associates

Project: Demolition of old polytunnel, construct a 4 bedroom detached chalet bungalow with car port and provide additional parking for use of the nursery to the rear of the site.

Client: Mr & Mrs Godsmark



Existing plot

Introduction

The property known as 'Swallowfield' has been used partially for a private dwelling and partly for a horticultural nursery for many years. The horticultural nursery is now developed with mainly permanent glasshouses however the western section of the site is occupied by some redundant polytunnels and overgrown hardstanding.

History (Ref: EG/69/17/PL)

An application was entered to develop both the East and West side of the site. To the East side the proposal included to construct an independent R&D Propagation unit to be used as part of the commercial business on the site together with the a separately accessed residential glasshouse, fuel store and garden room.

On the Western side of the site the proposal included to construct '4no. Work Live Units' with associated access and landscaping in a similar style to those buildings on the east side however following market research it was concluded that there is little/ no demand for such a property in this location.

Swallowfield Nursery, Eastergate Lane, Eastergate

With this in mind we considered the plot size and location and concluded that the site would far better suite an individual detached dwelling (chalet bungalow) in similar size to the neighbours properties which are situated on good size plots and not over looked.

Proposal

The proposal includes to remove the front redundant polytunnel, level the site accordingly and construct a 4 bedroom detached chalet bungalow with carport and store on the front portion of land with the additional parking for the nursery being moved to a more convenient location at rear of the plot. The location of the proposed property is to follow the line of neighbouring properties and sit further forward than the neighbours house (Cedar End) so that any side elevation windows can maximise the sunlight but also not overlook the rear of the neighbour's property.

In addition a new access is proposed off Eastergate lane to allow a new gated entrance to the property and sweeping drive upto the carport and additional parking.

Site

Swallowfield Nursery extends to just under 3 acres and is located on the North side of Eastergate Lane, Eastergate. The majority of the site is used for permanent glasshouses and/ or redundant polytunnels with the section at the front of the site allocated to the private dwelling and new R&D Propagation unit.

The Western side currently has 2 redundant polytunnels located on there with a small amount of parking for the nursery located at the front of the site; the site is surrounded by mature hedges and trees.

Design

Location:

The proposal includes the removal of the front redundant polytunnel and associated parking with the creation of a good size plot for a detached dwelling. Even though the traffic accessing the nursery is minimal we have looked at infilling the current entrance to the front carpark with a mature hedge and create a new independent gated access direct off Eastergate Lane. The new sweeping drive to the front of the property will accommodate parking for upto 6 cars

The proposed property will have a North facing rear garden with the new driveway sweeping in front of the property and into an oak framed carport. The style and orientation for the new detached property was carefully considered to minimise any effect on the neighbouring properties but to maximise the natural sunlight, it was imperative for us to avoid overlooking windows and to maintain a reduced ridge height by proposing a chalet bungalow style rather than a traditional house like properties opposite and many others in the road.

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The proposed property will sit in the middle of the plot which will allow a substantial amount of private garden around the property and allow us to incorporate the existing mature shrubs/hedges screening to the site.

Scale:

The property has been designed to accommodate four bedrooms on the first floor with two reception rooms, kitchen/ dinner, a study and oak framed carport on the ground floor. The exterior façade will be of traditional facing brickwork with some tile hanging and larch cladding over the oak frame upto the exposed eaves, the roof will have half hipped ends with plain clay tiles to give a more rustic appearance. Throughout the building the first floor rooms are built within the roof space to reduce the ridge height of the property yet provide 4 good sized bedrooms.

The size and style of the property has been carefully considered to reduce the impact on the neighbours and Eastergate Lane which runs past the plot, and by keeping the ridge height to a minimum we believe the property sits well in a decant size plot.

Landscape:

The new driveway will have a tar and chip finish to continue the theme of neighbouring properties and give a more rural feel, other areas to the front will be landscaped with areas of lawn and low planting providing a good balance of soft and hard landscaping.

The rear garden will be completely secluded from the neighbours with an area of paving creating a good size patio, and other areas being landscaped with areas of lawn and low planting. The rear boundary will be created with a 1800mm high close board fence and planting to soften the view from the rear of the property. .

The location of new entrance in relation to the shrubs and trees along the front boundary were considered and as noted on the attached plans we only plan to remove the middle (smallest) tree along with an area of unmanaged shrubs to reduce the harm being caused to the mature boundary line.

Appearance:

The appearance has been considered in great detail with an ultimate objective for the property to have many cottage style characteristics, the property will be constructed of facing brickwork upto ground floor window level with tile hanging above on the rear elevation. The property will encompass many other materials and features including part dormer windows around the first floor, oak framed porch and plain clay tiled roof with half hipped ends. The joinery throughout will be of Oak with the windows being fully double-glazed to meet current building regulations.

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The carport and store are to be created using an oak framed structure clad in larch timber boarding with a tiled roof to match the main property. The driveway will be of gravel finish leading up from a 5 bar gate upto the carport and parking area.

Context Appraisal/ Access content:

The property has been designed to incorporate many of the surrounding characteristics to maintain a rural cottage appeal. The facing brickwork, tile hanging and plain clay tiled roof with half hipped gable provides a sympathetic but spacious property sitting within a plot measuring 0.3 acres.

Due to the location of the site in Eastergate Lane the location of the proposed property wouldn't be considered ideal for pedestrian wheelchair access; however the access onto the site and ground floor have been set on one consistent level to provide easy access throughout.

Sustainability

Sustainability is a key objective and the design is driven to accommodate a number of sustainable solutions including improved thermally efficiency and energy efficient lighting etc.

Conclusion

The proposed 4 bedroom detached chalet bungalow site comfortably in a good size plot and considered to be in keeping with surrounding individual styled houses, with the styling and materials of both the internal and external space consistent with other properties in the neighbouring area.