

# ERECTION OF SINGLE DETACHED DWELLING IN DUNKESWELL OLD VILLAGE

## DESIGN AND ACCESS STATEMENT v1.0

28TH APRIL 2012



## INTRODUCTION

In 2009 full planning approval was granted for a dwelling on land south of "The Old Forge", Dunkeswell (09/0859/FUL). Many issues were considered during the history of applications on this site and the currently approved plans had the support of the Parish Council.

However it is felt that the extant design is uninspired and does not make effective use of the site. The new proposal has much greater architectural merit, as a site of this significance deserves, and blends harmoniously with the surrounding properties. The improved layout incorporates a garage and an extra bedroom intended for use as an office. Principal rooms now face the garden and countryside beyond and away from adjoining properties. This new design is believed to be highly sympathetic to both the setting and the village.

This document should be read in conjunction with submitted Plans TM/D/01, TM/D/02, TM/D/03 and TM/D/04.

## 1. DESIGN

### 1.1 Use

The application is for a two-storey, three/four bedroom, family home on a brownfield site adjacent to the main road through Dunkeswell old village. This is an infill development in compliance with national and local planning policies.

Dunkeswell is a small picturesque village approximately 6 miles north of the East Devon town of Honiton. The village has a population of approximately 2000 and is broadly divided into old and new parts, with a working airfield on a plateau to the west of the old village.

The old part of the village lies in a valley about 1km north of the new part and contains the church and village hall. Employment is divided between farming and an industrial estate adjacent to the airfield, while some residents commute to work in Honiton and Taunton.

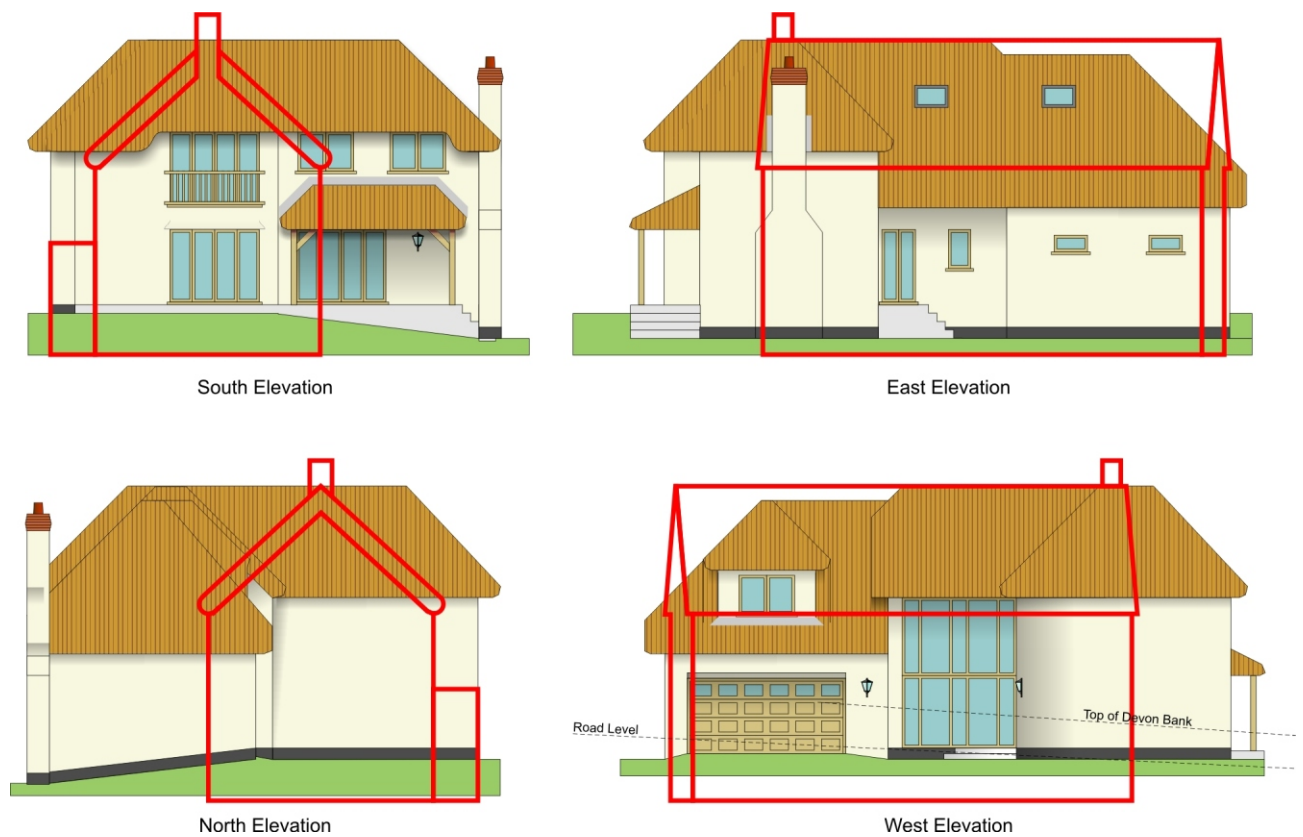


1.2 Scale

The footprint of the proposed building is approximately 84 sq m and occupies just 15% of the 555 sq m plot. The building is placed near one end of the plot to allow maximum garden space.



The roofline remains slightly lower than that of "The Old Forge", some 25m away, as per the existing permission.



Elevations in comparison with previously approved scheme (shown in red).

### 1.3 Overlooking

The proposed building is set low behind the existing Devon bank, so as to have minimal visual impact from the road. All windows in all principal rooms now look straight down the garden and not towards any of the neighbouring properties:

Rosemary Cottage - only the window of Bedroom 2, which is set back from road, faces the end wall of this property, from across the road.

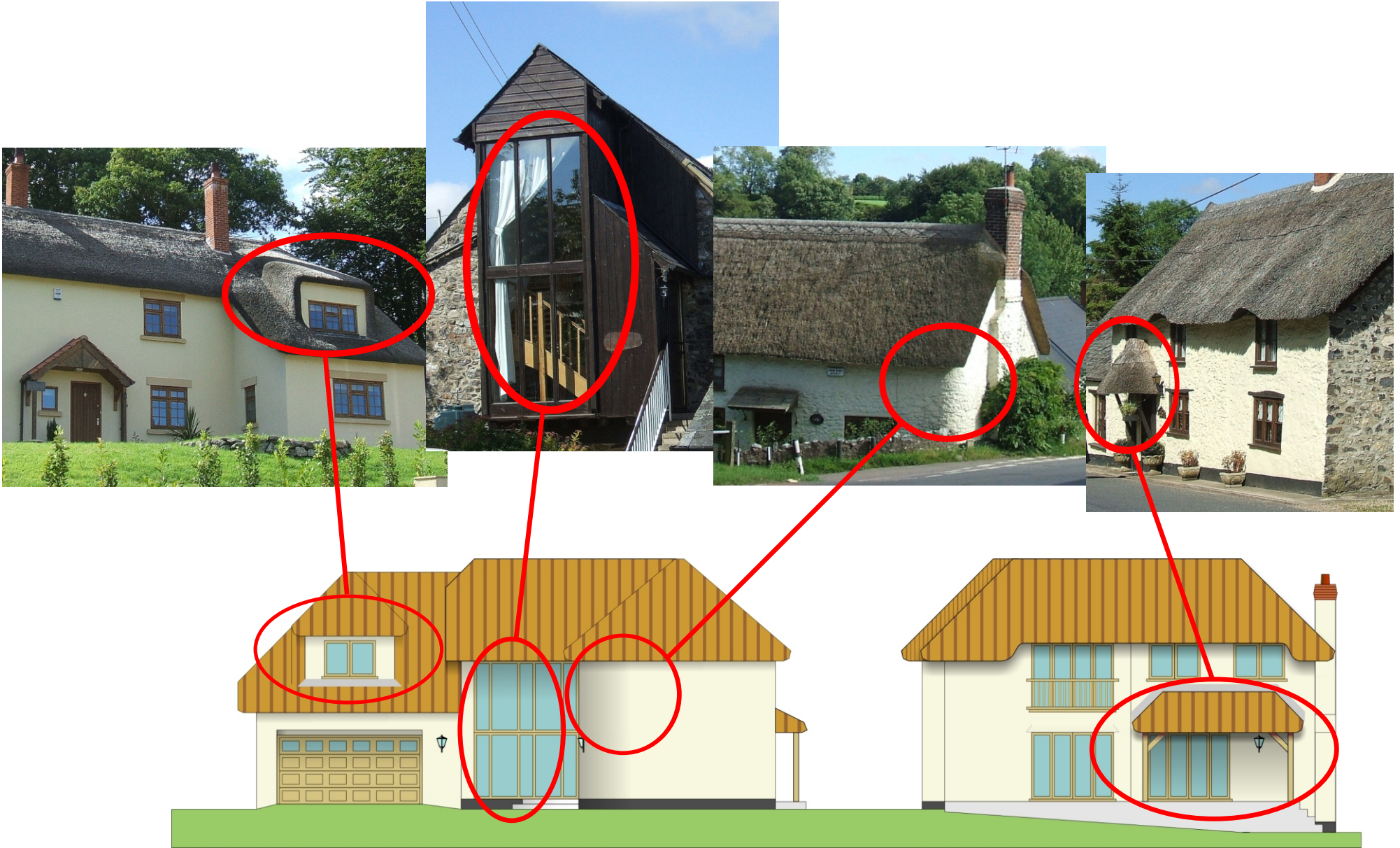
The Old Rectory - no windows overlook this property.

Garden Cottage - this property has no principal rooms facing the site; the proposed design has only obscure glazed wc, utility and bathroom roof lights on this elevation.

The Old Forge - no windows overlook this property or its garden.

### 1.4 Appearance

The use of traditional materials, including thatch, reflects and complements the surrounding buildings. All windows and doors have reveals, are of natural wood and of a traditional type appropriate to surrounding buildings. Facias and soffits are also natural wood. External walls are to be finished in smooth render and painted. The thatched roof has a 45 degree pitch in keeping with the vernacular architecture.



The design incorporates a variety of architectural features found in old Dunkeswell.

## 1.4 Landscaping

The garden area will be laid to lawn and existing shrubs, hedges and trees tidied up, to preserve and improve the character of the setting.

A small paved patio area will be provided along the southern frontage adjacent to the reception rooms.

## 1.5 Services and Drainage

Foul drainage is to be connected to the adjacent main sewer. Surface water is to be taken to a soakaway within the site, not less than 5m from the building and not less than 5m from the highway.

A mains electricity supply is available adjacent to the site.

## **2. ACCESS**

### 2.1 Vehicular and Pedestrian Access

The access from the road is exactly as per existing permission 09/0859/FUL.

The entrance has a splay as shown to provide adequate visibility and meet current highways standards, with any gates fitted set back at least 4.5m and hung to open inwards. The driveway shown slopes down away from the highway with a maximum slope in of 1 in 10 and provides a turning area. Together with the garage parking is provided for four vehicles.

### 2.2 Inclusive Access

There will be level access between the driveway and the front entrance to the building.

The ground floor includes a WC suitable for use by ambulant disabled and wheelchair users, in compliance with current building regulations part M.

## **CONCLUSION**

The development overall is intended to enhance the character of the village while having no adverse impact on the surrounding properties and the street. It is also felt to be appropriate in terms of accommodation provided, quality of design, use of space and local demographics.