

**2238:**

## **DESIGN AND ACCESS AND PLANNING STATEMENT**

Rev A

Replacement dwelling, with quadruple garage, external heat pump and solar panels at 34 Sunnyhill, Burbage.

### **INTRODUCTION**

The proposal is to replace the existing residence at 34, Sunnyhill, Burbage. The existing property was built in the early 20<sup>th</sup> Century, in solid brickwork and render, and has been remodelled throughout its history. Following a review of the potential to extend the existing property it was felt that the property would be better if it were to be replaced with a more efficient four bedroomed residence that reflected how the new owners would like to inhabit it, with spaces that have been organised in such a manner that they support how the family will use them.

The new property also makes use of the roof space in both the main property and the garage to ensure the volume of the property is used and the gabled roof has helped the proposal reduce the overall height.

### **DESIGN COMPONENTS**

#### **Site**

The site has a very slight fall to the end of the road and can be described as largely level. The site's rear boundary overlooks an open grassed field and can access Hastings High School.

#### **Site Area**

The site area is 1004.3m<sup>2</sup>.

#### **Footprint**

The existing footprint of 34, Sunnyhill including the garage is 117.63m<sup>2</sup>

The proposed footprint of the residence, including the garage is 319.87m<sup>2</sup>

#### **Height**

The overall height of the existing property is 8.066m

The overall height of the proposed property is 8.495m

The proposed height is approximately 430mm higher than the original property, and although it is higher it allows the roof to be sensibly used and its impact is reduced because the property is set further back from private road and is away from the adjacent neighbours.

#### **Overlooking**

The property does not overlook or is overlooked by the neighbours.

### **Drawings-**

01\_2238\_00 (Location Plan)

02\_2238\_00 (Existing Block Plan)

03C\_2238\_00 (Proposed Block Plan)

04B\_2238\_00 (Existing and Proposed Street Elevations)

06\_2238 (Photos of existing elevations)

01\_2238 (Existing Plan)

10F\_2238 (Proposed Plans and Elevations)

### **LANDSCAPING**

The existing site is lawned with domestic planting, hedgerow and shrubs on the perimeters. The existing boundary treatment is close boarded fencing to the rear and side with 32, Sunnyhill.

The proposed boundaries will also have close boarded fencing to the rear and side. The front boundary will have a new wall, with horizontal boarding between piers and set in between rendered piers.

The vehicular gate to the property will be sliding so as not to limit the useable space on the driveway or hinder the use of the private drive.

### **ACCESS COMPONENTS**

Internally -

The proposed property will have a level principal entrance and the rooms internally will have the entrance doors compliant access widths for visitors with mobility issues.

The plant room has been created to house the incoming data, services, heating controls and meters. The room can be easily accessed from the front door without having to go through the house.

Car Parking -

The site has vehicular access for off road car parking, maintenance and deliveries.

### **Degree of access**

The existing access to the site has been retained and the hard surfaces will be improved and will have sustainable drainage for the surface water.

There is sufficient room on the driveway for visitors to park and access the property.

### **Emergency access**

The property can be accessed by emergency vehicles from the private road.

The property can also be accessed from Brookes Yard

### **CLOSING STATEMENT**

Please accept this Design and Access statement in support the Replacement dwelling, with quadruple garage, external heat pump and solar panels at 34 Sunnyhill, Burbage. The new dwelling will provide much needed efficient accommodation within Burbage that will provide the residential space within a thermally efficient envelope that reflects contemporary habitation.

The site is accessed from a private shared drive at the end of Sunyhill and the replacement property has been configured to accommodate a large garage to store four motor vehicles, so that they can be securely kept on site.

The garage roof also allows provides room for the solar panels, which will also help to provide power for the Air Heat Pump located on the south side of the property and away from the private amenity of the neighbours.

The proposed replacement dwelling is intended to be visually and ecologically discreet within the built environment.

We respectfully request that the local planning authority support this application.