

DESIGN & ACCESS STATEMENT

Caelo, Knowle Grove, Virginia Water

Introduction

This Statement is submitted in support of our full Planning Application, on behalf of Unique Development (UK) Ltd, for alterations to 2 proposed dwellings (Planning Consent RU.07/0441), on land known as Caelo, Knowle Grove, Virginia Water.

The Statement firstly examines the site and its surroundings. It then examines how the proposed design addresses the relevant site constraints.

The final section concludes that the proposal makes best use of the land, in a manner that respects the character of the area and amenities of adjoining residents.

Site Analysis

The site is located on the north side of Knowle Grove. The immediate area around the site comprises individual detached dwellings each of their own character.

Caelo is a large single detached bungalow set centrally within its plot. Due to the site levels, the property is set down approximately 1.5m below the general level of Knowle Grove.

The site is rectangular in shape and is approximately 27 metres wide and approximately 54 metres long.

The site has a significant change of levels of approximately 3m falling from Knowle Grove to the rear of the site with a steep bank immediately adjacent to the road.

The site is bounded on all four sides by mature trees and Laurel hedging. Significant trees and shrub planting to the site frontage screen much of the bungalow from view.

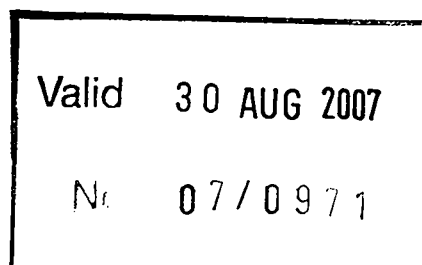
The property to the West, is Fairways, a large detached bungalow which due to the slope along Knowle Grove is elevated approximately 1.5m above the general level of Caelo. The property to the East is Tara a 2 storey dwelling with its rear aspect facing Caelo and set approximately 25m from the site boundary.

Design Principles

It is important that the height, bulk and proximity of any proposal would respect the street scene and adjacent properties.

The development should be designed so as to respect the existing trees on the site.

Any changes to the access from the highway should not compromise road safety and should also respect the existing trees.



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Design Solution

The proposal is to make the following changes to the approved drawings:-

Alterations: Plot 1

- Loft space utilised within the existing roof void.
- Additional Velux windows added.
- Obscure glazed window added to the en-suite bed 2.
- Window to en-suite master bedroom re-positioned.
- Rationalise the double garage, providing 1 double door.

Alterations : Plot 2

- Loft space utilised within the existing roof void.
- Additional Velux windows added and dormer to rear.
- Conservatory added.
- Additional obscure glass window added to linen store.

There is a minor increase in building envelope to Plot 1, due to extending part of the garage forward. The remaining proposals to plot 1 are all within the consented building envelope.

The proposals to Plot 2 incorporate two separate increases in building volume, namely the inclusion of a conservatory and a small dormer window, both to the rear of the property.

Adjacent to the rear of Plot 2, there is a large tree screen, to the side boundary, which will provide significant screening, preventing any overlooking and loss of privacy from the proposed dormer window.

Accessibility

The accessibility of the site has already been established as part of planning consent RU.07/0441.

Movement

There is no change to the vehicular access, or the access into the consented properties.

Conclusion

In our opinion, the proposed alterations to the approved drawings will not give rise to overlooking and loss of privacy to the neighbouring properties. The additional Velux windows are located so as to provide upward views, and not views down into private amenity space. The rear dormer to Plot 2, is also well screened by existing trees, and the alteration to the garage of Plot 1 and the inclusion of a conservatory to Plot 2, both being at ground floor only, should have no impact on the adjacent properties.

Head Projects

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