



DESIGN AND ACCESS STATEMENT

LARCHWOOD, CADBURY CAMP LANE

November 2023



W . H . ARCHITECTS LTD

Bookbinder House,
1 Kingsdown Parade,
Bristol, BS65UD

0117 973 5690
www.wharchitects.co.uk

CONTENT

- 01** Introduction
- 02** Site Description and Context
- 03** Existing Structures
- 04** Planning Policy
- 05** Relevant Planning History
- 06** Proposal
- 07** Use
- 08** Access
- 09** Amount
- 10** Scale & Geometry
- 11** Sustainability
- 12** Landscaping
- 13** Layout
- 14** Appearance
- 15** Conclusion

01 INTRODUCTION

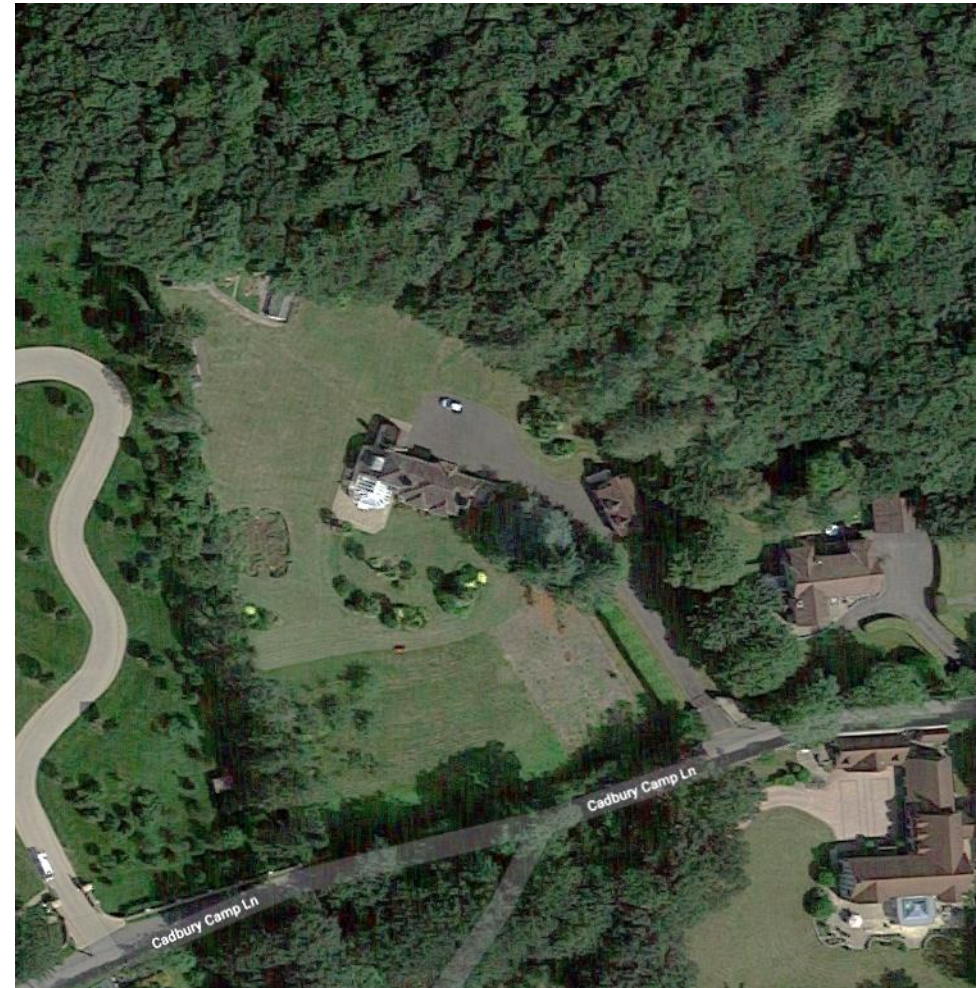
This Design & Access Statement has been prepared in support of a planning application for the proposed development at Larchwood, Cadbury Camp Lane, Clapton-in-Gordano, and it should be read in conjunction with the application form and supporting drawings and documents.

The proposal involves the demolition of the existing house and surrounding outbuildings, alterations to the existing coach house and the construction of a replacement dwelling with garaging, including associated landscaping works.

The application site area is approximately 0.83ha. The plot is in private ownership and within Flood Zone 1 which indicates a low probability of flooding (flood-map-for-planning.service.gov.uk).

List of supporting documents:

Energy and Sustainability Statement – Watt Energy
Ecology Report – Abricon
Arboricultural Report – Assured Trees



02 SITE DESCRIPTION AND CONTEXT

The application site is located within the Bristol and Bath Green Belt, 9 miles to the west of Bristol and 1.5 miles to the east from the scheduled monument, Cadbury Camp. Currently Cadbury Camp Lane forms a gated community comprised of large private residences, situated either side of the lane. The existing dwellings are predominantly set back from the road and surrounded by trees, thus providing a secluded and private environment for the residents.

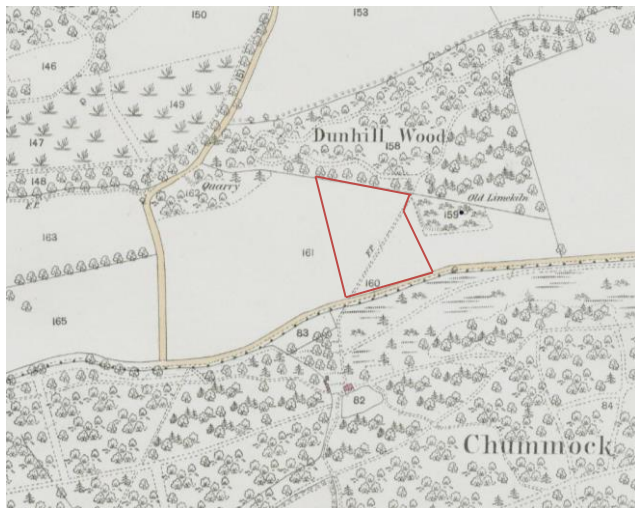
The majority of woodlands in the neighbourhood are ancient and registered as Sites of Nature Conservation Interest (SNCIs) or have Tree Preservation Orders in place.

The proposal site historically had been a glade between Dunhill Wood to the north and Chummock Wood to the south, which eventually was split into three residential plots around mid-20th century. As a result, the site does not contain any protected trees.

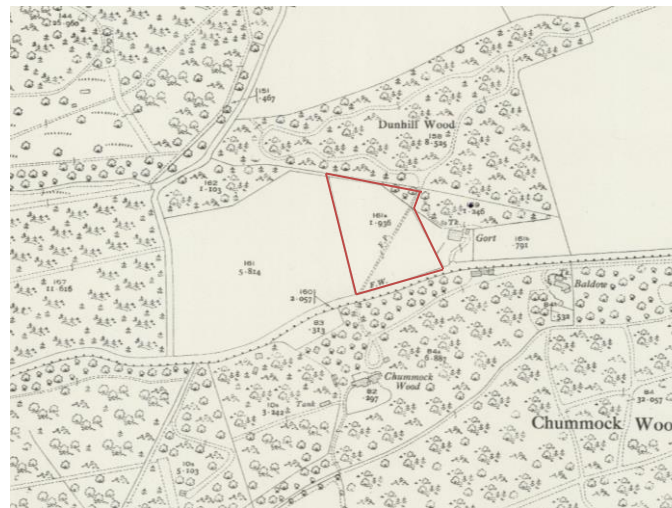
Larchwood property is accessed from the south, via Cadbury Camp and features a relatively flat topography throughout. The existing two storey house was originally built in the mid 1950's and has been extended since. The property also includes several outbuildings and a detached coach house containing a garage on the ground floor with a guest accommodation above.

The area character is not restricted to a specific architectural style, and it is rather defined by individual and non-conventional designs, involving both contemporary and traditional period style features.

In the past decade, a number of outdated properties in the neighbourhood have changed hands and gained planning permissions for generously sized replacement dwellings.



1844-1888 OS 25" 1st Edition –
Know Your Place



1921-1943 OS 25" Rev. Edition –
Know Your Place



2019 Q2 Basemap – Know Your
Place



03 EXISTING STRUCTURES

The existing traditional style dwelling features an asymmetric geometry, including single storey extensions, two storey bay windows to the rear and chunky brick chimneys. The roof is pitched and hipped, finished in clay double Roman tiles and features a stepped ridge line. Existing multi-pane timber windows are single glazed. The walls are characterised by render, red brick plinth and small sections of timber shingle cladding. There is a uPVC conservatory to the south elevation which is prone to overheating.

The coach house in principle echoes the existing dwelling in terms of materiality and style. In addition, the front elevation features stone finish.



Principal elevation, existing



Rear elevation, existing



Coach house,
existing



Outbuildings, existing

04 PLANNING POLICY

Sites and Policies Plan Part 1

The Sites and Policies Plan Part 1 (SPP1) provides a range of detailed development management policies which supports the Core Strategy:

- DM8: Nature Conservation – Development proposals must take account of their impact on local biodiversity and ensure that there is no net loss of biodiversity, and where possible, a net gain should be achieved.
- DM9: Trees and woodlands – Development proposals should retain, protect and enhance the tree canopy cover and include the introduction of appropriate new tree planting and woodland creation as an integral part of the design.
- DM10: Landscape – This policy sets out that development proposals should not have an unacceptable adverse impact on the landscape character of the area, including respecting the tranquillity of an area.
- DM12: Development within the Green Belt – This policy *states ‘the replacement of an existing building is not regarded as inappropriate provided the new building is in the same use and is not materially larger than the one it replaces. A replacement building will not normally be regarded as materially larger provided it does not exceed 50% of the gross floor area of the original building’*. In North Somerset, the ‘original’ building is as it existed on the 26th July 1985. The policy goes on to state that consideration will be given to the impact on the openness of the Green Belt and regard will be taken of the design, siting and overall scale of the proposals.
- DM28: Parking Standards – Development must meet the council’s parking standards.
- DM32: High quality design and place-making – Development must consider the characteristics of a site and its surroundings. Design solutions should seek to enhance local distinctiveness.
- DM44: Replacement dwellings in the countryside – states that the replacement of a single dwelling in the countryside will be permitted provided that the proposals meet a number of criteria, including that the replacement dwelling is within the same curtilage, is not out-of-scale and character with the surrounding area and its design and siting will not harm the character of the area; and that it should be no more than a 50% increase in the side of the dwelling it replaces.

04 PLANNING POLICY

Green Belt

Green Belt definition from North Somerset Sites and Policies Plan:

Land designated around built-up areas to prevent urban sprawl by keeping land permanently open and where inappropriate development is tightly controlled. North Somerset includes part of the Bristol-Bath Green Belt.

The existing floor area of Larchwood property and its surrounding outbuildings is 456sqm arranged partly over 2 storeys. The proposed development is 969sqm resulting in a 212.5% increase. Whilst we understand this is in excess of the greenbelt policy guidance recommending 50% limit in the Green Belt this statement provides justification on the grounds of location and precedent. The footprints increase is not that significant in fact as the existing is 344sqm and the proposed is 549.5sqm, an uplift of only 160%.

It has been demonstrated on numerous occasions over the last 10 years that Cadbury Camp Lane, along with other more prominent roads such as Clevedon Road that the 50% limit on floor area growth is not applicable. There is a pattern of development on Cadbury Camp that adopts a larger scale dwelling sited within large wooded plots.

Larchwood is one of the last remaining dwellings that would follow a similar pattern of knock down and rebuild proposing a dwelling that would not seem out of character on the lane, and nor would its siting and density. The scale is commensurate with other properties on the lane and has been designed to work within the existing landscape. The property will only be visible from the private access lane and immediate neighbouring properties. Large trees to the heavily wooded Northern boundary of the site prevent views of the property from outside of the lane.

Within this report are examples of other properties on Cadbury Camp Lane that have sought planning over the more recent years and have been granted approval, that have all surpassed the 50% justification some of which as high as 289% increase from the original property.

Where there are no figures noted, we have taken the case officers report where they state the development has in fact surpassed the 50% marked and so this is incorporated into the table below. You will see there are a number of properties that have been developed over the years growing their homes to meet their needs.

It should also be noted that on the Little Thorpe application the case officers report reads as follows:

“It was accepted in the previous approval that a new replacement dwelling larger than the normal 50% increase in size, was acceptable in this location because the area of Cadbury Camp Lane is characterised by large detached dwellings set within large plots. In addition, the site is well wooded and screened, so there would be limited views of the dwelling outside the site. Therefore, it is considered that increase in scale and height would not affect the openness.”

To summarise our justification, the lane itself is heavily wooded and although the proposed dwelling is large and there is no prominent vernacular, the mix of character on the lane has unity in scale.

The proposed dwelling will have no adverse effect of the surrounding greenbelt and it has been demonstrated that many other applications proposing an increase of well over the 50% have been approved

05 RELEVANT PLANNING HISTORY

Larchwood:

6802/C

Additions to living room.

Approved 26/07/1966

581/79

Extension with ancillary rooms.

Approved 25/04/1979

084/84

Extension comprising a swimming pool, two bedrooms, bathroom, two W.C.'s and a store with ancillary rooms.

Approved 05/03/1984

3085/88

Extension comprising a swimming pool, two bedrooms, bathroom, two wc's and store with ancillary rooms.

Approved

97/2357

Erection of conservatory

Approved 21/01/1998

03/P/0838/F

Erection of a two storey side extension

Refused 29/05/2003

03/P/3140/F

Erection of a two-storey extension to the rear of property and alteration to garage roof to include two dormer windows to the front elevation

Refuse 05/05/2004

05 RELEVANT PLANNING HISTORY

Approved planning permissions in the neighbourhood:

Dunhill Wood

13/P/0015/F

Erection of a dwelling following demolition of existing dwelling (re submission of 10/P/0065/F and 11/P/0276

Approved 14/02/2013

Beechwood

14/P/1983/F

Demolition of existing house and construction of a replacement dwelling

Approved 10/11/2014

West Park

17/P/1192/F

Erection of a two storey front. Raise height of roof to create a third floor within the roof space. Widen existing access to the highway and decking to the rear and erection of a single storey side extension following the demolition of existing conservatory

Approved 30.06.2017

Little Thorpe

17/P/5098/FUL

Erection of a replacement dwelling

28/09/2018

Cherry Copse

18/P/3784/FUH

Erection of a first floor extension to the south wing with balcony, a three storey extension on the north elevation with first floor balcony and remodelling to the existing fenestration, additional garden summer house structure, garage and store and the erection of a boundary wall to the south roadside boundary.

Approved 02/10/2018

Lime Breach

18/P/5152/FUH

A single story side extension, with separate entrance and self contained living quarters, to accommodate family members, guests and their families. physically connected to the main dwelling and accessed via exterior stair.

Approved 11/02/2019

Timber Tops

19/P/0200/FUL

Demolition of existing dwelling and erection of 1 No new dwelling with swimming pool, garaging and vehicle access and associated works

Approved 23/07/2019

Pine Trees

18/P/4865/FUL

Demolition of existing house and garage. Construction of a new dwelling with adjoining single storey orangery wing.

Approved 08/08/2019

Monocot

19/P/0067/FUL

Demolition of existing dwelling house and construction of replacement new dwelling house.

Approved 13/02/2020

The Beeches

22/P/2947/FUL

Proposed demolition of existing dwelling and construction of a new replacement dwelling with landscaping alterations to the North of the site.

Approved 21/04/2023

Bottreaux

22/P/1404/FUL

Demolition of existing dwelling and construction of new dwelling

Approved 28/04/2023

Three Acre Wood

22/P/1240/FUL

Proposed demolition of existing dwelling and garage and construct 1 new dwelling and garage.

Approved 02/05/2023

05 RELEVANT PLANNING HISTORY

Name of building	Planning Number	Existing	Proposed	Increase Approx %	Approved Y/N ?
Bottreaux	22/P/1404/FUL	305	685	124%	Y
Timbertops	19/P/0200/FUL	201	782	289%	Y
Monocot	19/P/0067/FUL	395	682	73%	Y
Little Thorpe	17/P/5098/FUL			ABOVE 50%	Y
West Park	17/P/1192/FUL			ABOVE 50%	Y
Cherry Copse	18/P/3784/FUH			ABOVE 50%	Y
Pine Trees	18/P/4865/FUL			69%	Y
Lime Breach	18/P/5152/FUH			ABOVE 50%	Y
Dunhill	14/P/0102/F	605	1190	197%	y

06 PROPOSAL

In response to the existing character of Cadbury Camp Lane and the client's requirements, the proposal includes a generously sized dwelling with garaging and home office facilities as well as enhancements of external amenity spaces. The proposed design will benefit from modern and functional layouts, considerably improved energy efficiency and a graceful, symmetric geometry.

Considering the characteristics of the existing house and past planning permission refusals to extend the house further, the project brief could not be fulfilled through alteration of the existing dwelling.



Illustrative site plan, proposed

07 USE

The existing residential use (C3(a) dwellinghouse) will be retained.

08 ACCESS

The site has an existing vehicular/pedestrian access from Cadbury Camp Lane, which will be retained with minor adjustments. The proposed drive and parking arrangement allows to enter and exit the site in forward gear.

The house is designed to be Part M compliant and adaptable for future needs of the family. The property will have level access at the principal entrance and a disabled accessible WC on the ground floor.

09 AMOUNT

The proposed dwelling consists of five bedrooms and associated living spaces, two home offices, garaging for up to four cars and utility spaces. Additional six vehicles could be parked in the allocated parking areas externally. The converted coach house will form an annexe for the family use including two additional bedrooms.

Existing GIA: 456sqm
Demolition GIA: 367sqm
Proposed GIA: 969sqm

EXISTING GROSS INTERNAL AREAS

House – to be demolished

Ground Floor 186sqm
First Floor 144sqm

Coach House

Ground Floor 49sqm
First Floor 40sqm

Outbuildings – to be demolished

Ground floor combined 37sqm

TOTAL: 456sqm
Site density 5.5%

PROPOSED GROSS INTERNAL AREAS

Proposed House

Basement 100sqm
Ground Floor 429sqm
First Floor 350sqm

Converted Coach House

Ground Floor 48sqm
First Floor 42sqm

TOTAL: 969sqm
Site density 11.7%

10 SCALE & GEOMETRY

The proposed scale of the house effectively corresponds to the specific client's requirements, and it is comparable with the architectural massing in the locale. The proposed geometry conforms with the domestic architectural language and echoes the configuration of the existing dwelling, while introducing symmetry, elegance and proportions, intrinsic to the Georgian architectural style.

11 SUSTAINABILITY

The proposed new dwelling has been designed with sustainability principles in mind, seeking for low running costs and minimal environmental impact. The building will be constructed using high quality materials, insulated to modern standards and having a high degree of air-tightness.

Ground source heat pumps will be installed to minimise running costs and future-proof the development, while solar panels will facilitate water heating. The garage will have an electric vehicle charging point accessed externally.

Please refer to Energy and Sustainability Statement which demonstrates compliance with national and North Somerset Council guidelines.



Front elevation, existing



Front elevation, proposed

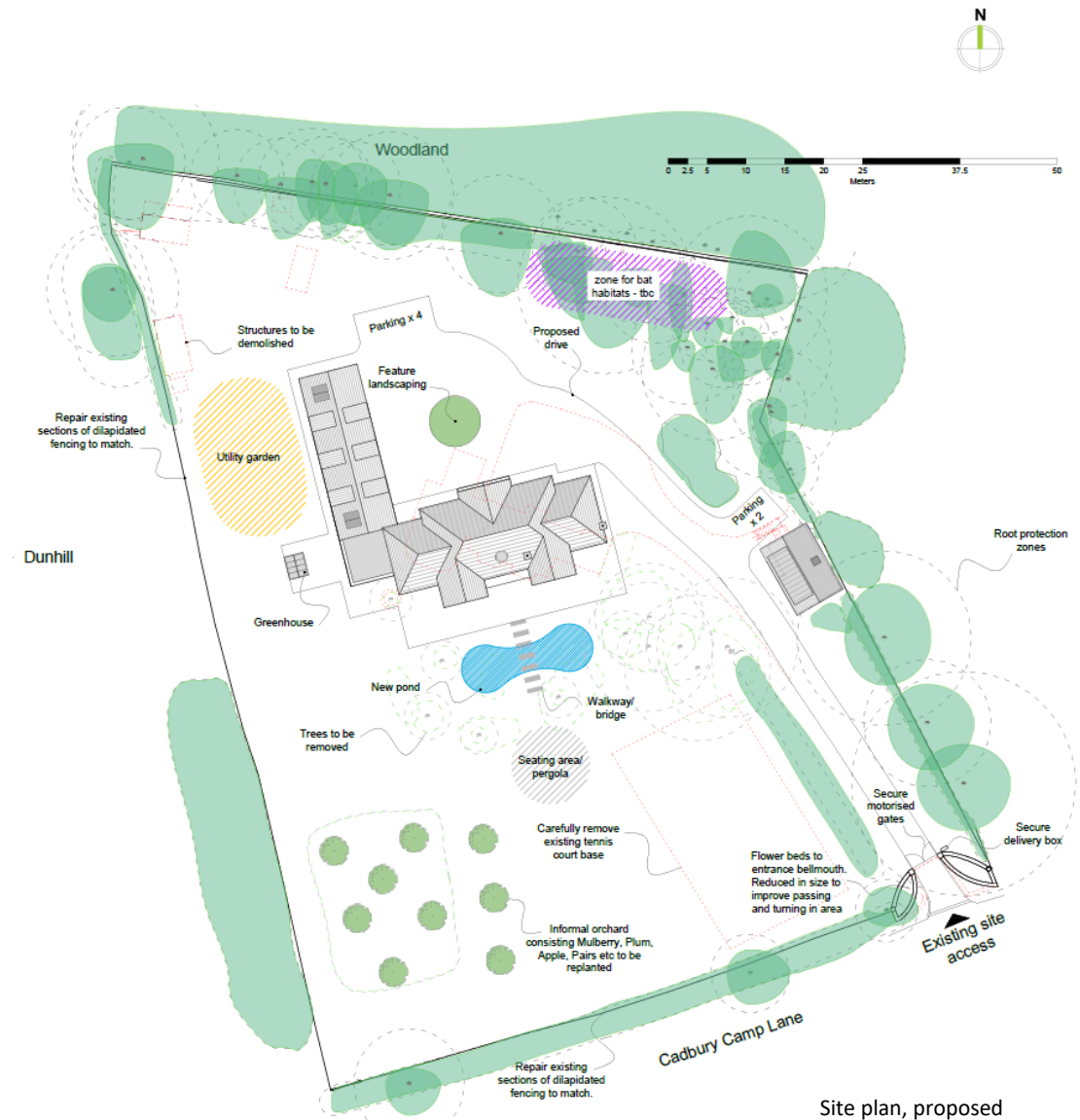
12 LANDSCAPING

The existing vegetation will be retained as much as possible.

A cluster of trees to the south-east of the dwelling will be removed to avoid shading of the internal spaces. Also, some decorative planting to the south of the dwelling will be removed to allow space for a new pond and associated landscaping, providing an enhanced natural habitat for wildlife and a great outlook for occupiers. As the existing orchard is in a poor condition, it will be removed and fully replanted. In addition, the site will benefit from additional soft landscaping to the occupier's preference and a utility garden tucked away to the west of the proposed dwelling.

The proposed hard standing involves an altered driveway, which will feature a permeable surfacing in lieu of tarmac and a patio to be laid in concrete paving slabs. Boundary fencing will be repaired in matching style.

Please refer to Ecological and Arboricultural reports for more information.



Site plan, proposed

13 LAYOUT

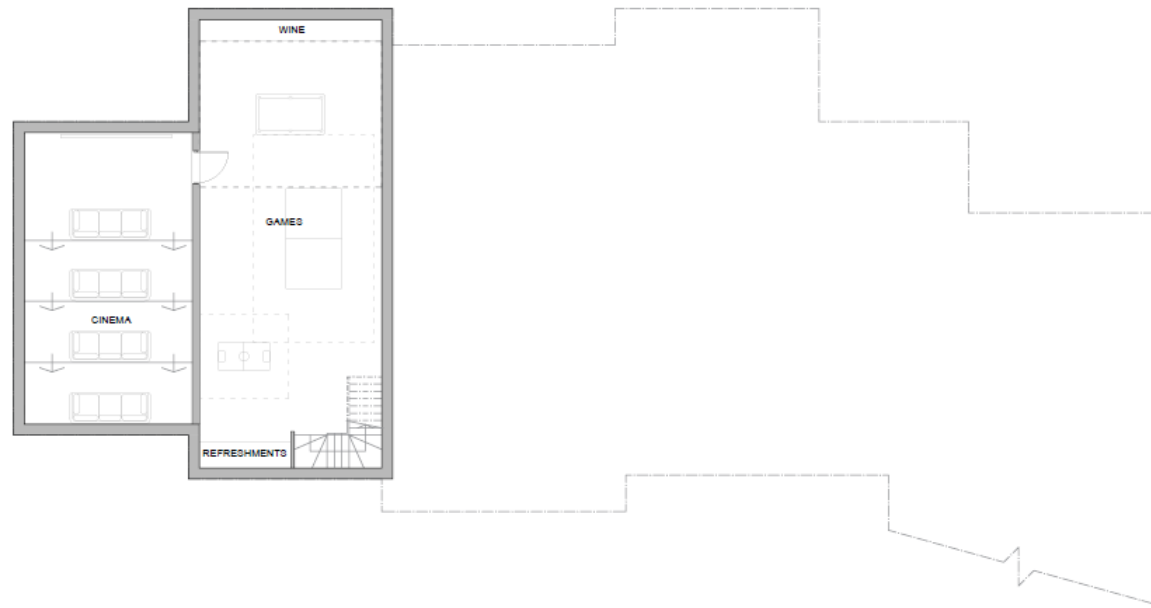
The site layout will remain in principle as existing with minor tweaks. The house positioning rotated by approx. 30 degrees in order to achieve a better alignment with the north-south axis, thus improving the outlook and internal natural light levels.

The proposed principal entrance is positioned centrally to the north elevation and leads into a grand hallway featuring an elegant staircase. Family rooms including kitchen, dining and living rooms are arranged in a linear pattern on the ground floor, maximizing the views and direct access onto the south facing garden. An additional snug and a home office are located to the north side of the ground floor to avoid glare. The west wing of the house contains utility spaces that links to the garage and the utility garden.

The space above the garage contains a second home office and a gym. Family entertainment area, comprised of a home cinema and a games room, is situated in the basement.

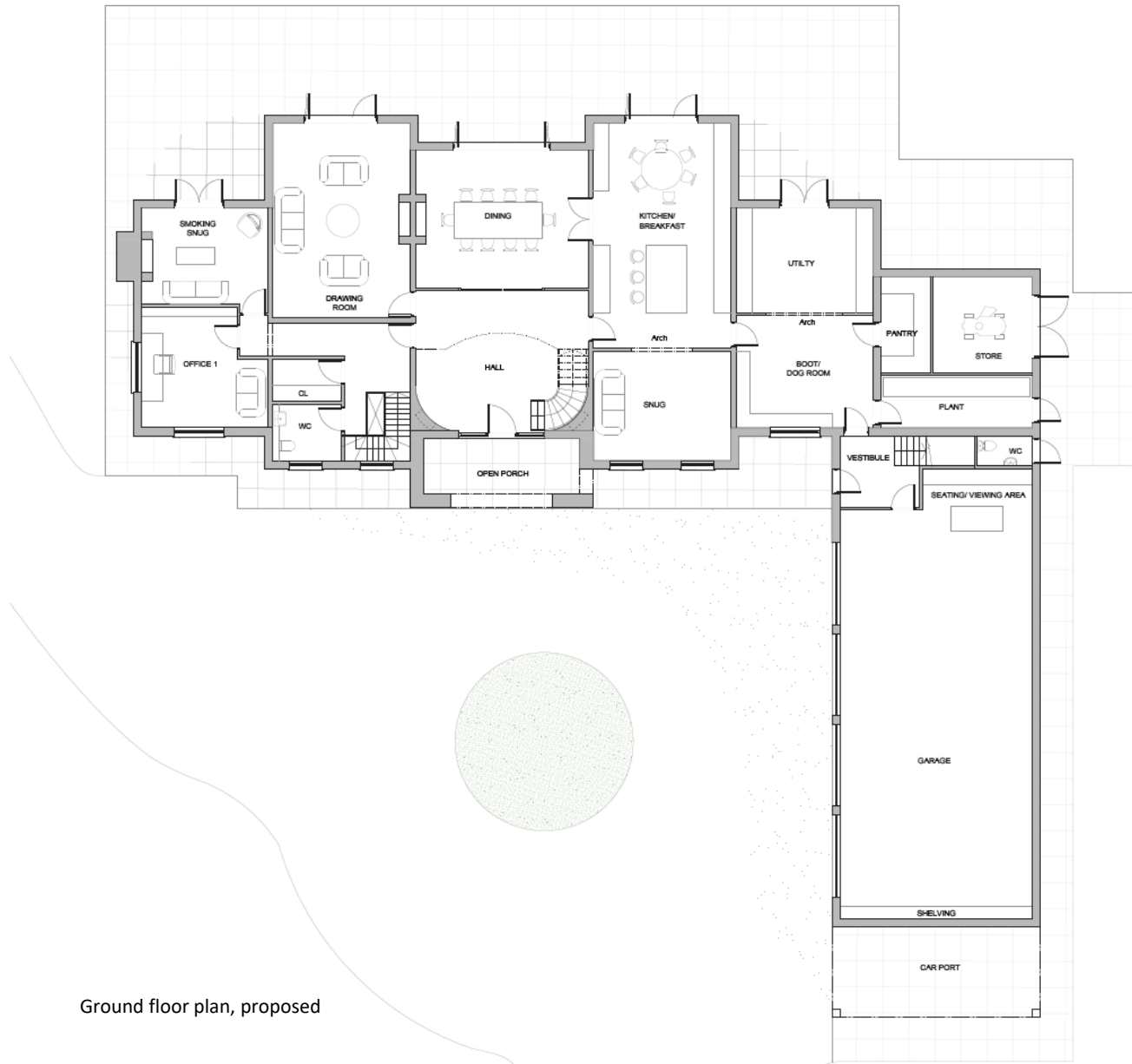
The coach house will be converted to have a kitchen/living space on the ground floor and two bedrooms and a bathroom on the first floor.

13 LAYOUT



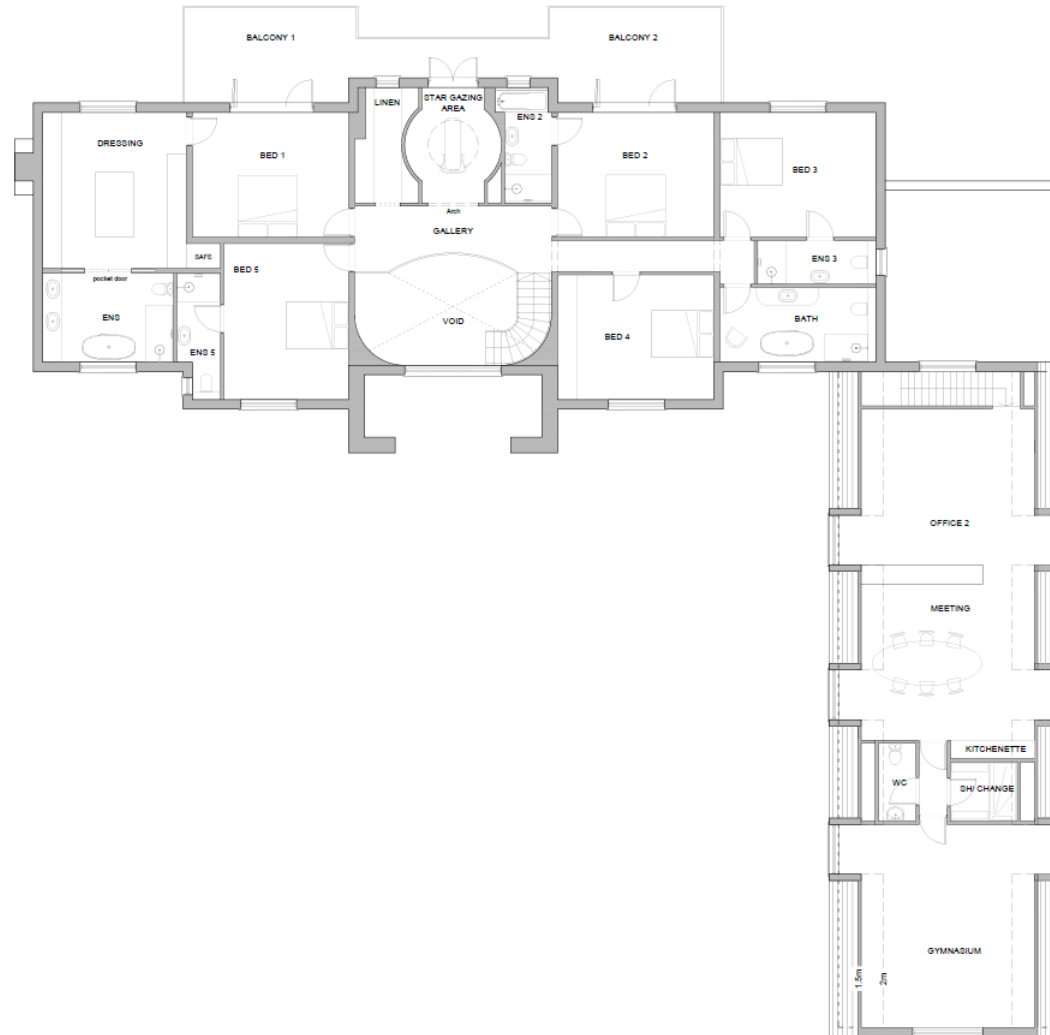
Basement floor plan, proposed

13 LAYOUT

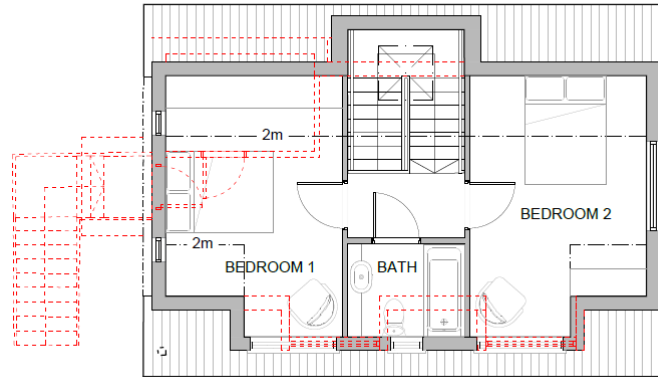


Ground floor plan, proposed

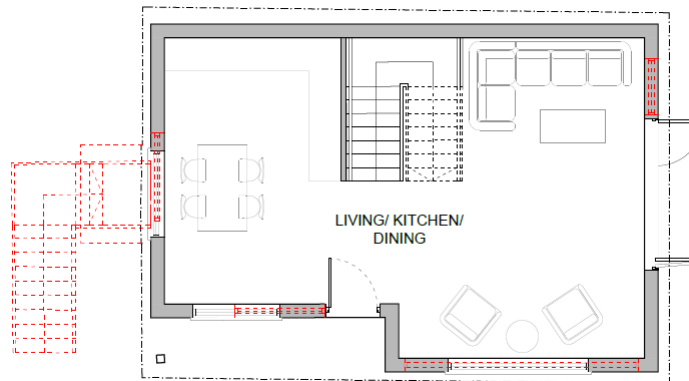
13 LAYOUT



13 LAYOUT



Coach house - first floor plan, proposed



Coach house - ground floor plan, proposed

14 APPEARANCE

The proposed design aims for symmetry and clarity that the existing house is lacking. A grand appearance is reinforced by the pronounced gables and arch motif.

Walls will be finished with light colour stone laid in regular courses with stone dressing to all openings, thus providing an elegant traditional look and high-quality detailing. The roof will be finished in natural slate and the windows will feature powder coated aluminium frames.

The coach house will echo the main house in terms of materiality apart of the wall finish which will be light colour render instead of stone.



Examples of the proposed material palette



Illustrative perspective – proposed dwelling, front



Illustrative perspective – proposed dwelling, rear

14 APPEARANCE



North elevation, proposed



East elevation, proposed

14 APPEARANCE



South elevation, proposed

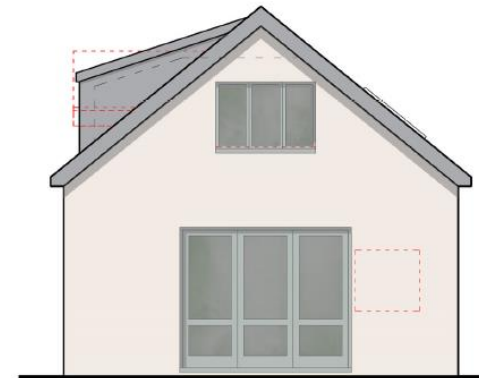


West elevation, proposed

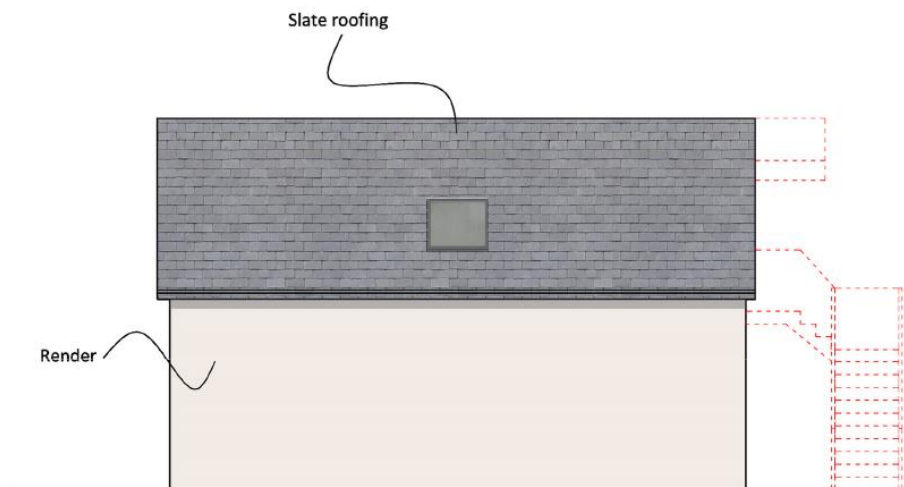
14 APPEARANCE



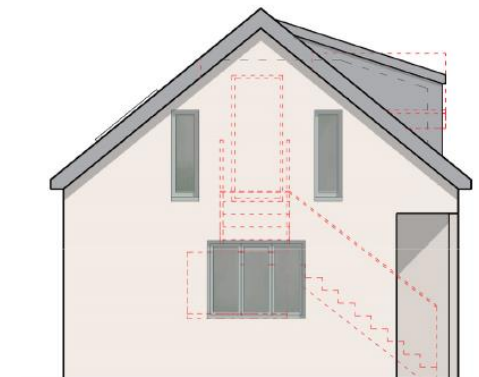
Coach house – front elevation, proposed



Coach house – side elevation, proposed



Coach house – front elevation, proposed



Coach house – side elevation, proposed

15 CONCLUSION

The proposed dwelling is designed to provide an elegant and energy efficient home that is proportional to local massing and sympathetic to the existing street scene.

In light of the information provided within this statement and supporting documents, we consider that the proposal embodies an appropriate development for the site, and we hope that this application receives the support of the Council.



Illustrative site plan, proposed