

# **DESIGN AND ACCESS STATEMENT.** **PROPOSED DWELLING TO THE REAR** **169 HILLEND ROAD MAPPLEWELL.**

Applicant: Mr and Mrs Beachill.

## **Introduction**

This is a Design and Access Statement to support the submission of an application for Detailed Planning Consent for the erection of a four bedroom detached dwelling with integral garage, in the available garden land to the rear of 169 Hillend Road and utilising the access onto Hillend Road currently used by Mr Beachill current owner of 169. Since the development of the larger housing site by F Booker Builders Ltd access to Spey Close has been granted for the use of 169. As will be seen from the site layout the existing access will be closed to 169 and will be for the new dwelling only. The existing private access onto Hillend Road is also enjoyed by two other terraced properties 163 and 165 and will remain so. At the current time no 165 has no parking provision and has to park on Hillend Road it is the intention to dedicate a parking space as shown on the site plan. The area of garden to be utilised is fairly level from the access and will be easily developed.

## **Design Relative to The Surrounding Area.**

The external appearance of the adjacent terraced properties is typically coursed natural stone with slate roof and upvc windows, there are more modern dwellings not readily visible from the site in facing brick and concrete tile roofing. The design of the new dwelling has been dictated by the close proximity of the terraced houses. The external appearance will be of traditional design with a small gabled projection to the front elevation and constructed in artificial coursed stone with artstone heads and cills and artificial blue slate roof covering. The rear and front garden will have domestic soft landscaping with driveway and turning area in block paving sufficient for two cars. There are single storey properties opposite but are at a sufficient distance not to present any overlooking or overshadowing problems.

### **Planning Policies**

The proposal lies within a Housing Policy Area and the relevant national and local policies were referred to during the design process, PPG 12, PPG 1 and BE 6. Consultations have been made with Highway Development Control regarding the access, who have confirmed after a site visit that they could support the proposal.

### **Access Considerations.**

In terms of external access to the site , this will be via the existing private access as previously described and is sufficiently close to Hillend Road for public services. The existing private access and new drive is within the limits of Part M Building Regulations.

Hillend Road is not served by the Public Transport network but is within walking distance to Barr Lane where public transport can be accessed.

