

# Design & Access Statement

for Darton Lane

## Introduction

This Design and Access Statement has been prepared by Oasis Urban Design & Architecture to support a full planning application (it is designed in response to the 2006 amendments to the Town and Country Planning Order and (Communities and Local Government) Circular 01/2006), to develop land at 67 Darton Lane for residential use.

The document opens with the appraisal of the existing site and its context with its surroundings. Constraining factors are then indicated based on this appraisal relating to the site features and relevant local and government policies we believe to be of importance on this site.

Based on the indicative site layout the document considers the 'Design' issues that have been highlighted by the site appraisal in relation to design quality in-line with paragraph 16 Planning Policy Statement 3, Nov 2006.

This document aims to be clear in its explanations in line with the 2007 document Design and Access Statements from CABE (the Commission for Architecture and the Built Environment,) and as such will be indicated with sections relating to; Use, Amount, Layout, Scale, Landscaping, Appearance and Access, and will quote CABE directly.

- Use -** What the buildings and spaces will be used for.
- Amount -** How much would be built on the site.
- Layout -** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- Scale -** What size the buildings and spaces will be (their height, width and length).
- Landscaping -** How open spaces will be treated to enhance and protect the character of a place.
- Appearance -** What the building and spaces will look like, for example, building materials and architectural details.
- Access -** Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision. How everyone can get through the site on equal terms regardless of age, disability, ethnicity or social grouping.

To expand on the CABE themes we will also be consider how the proposed scheme relates to Crime Prevention.

- Crime -** How does the scheme design prevent the new area becoming a target for crime, is defensible space created?  
how are access points to the site managed.

We aim to show how we have considered enrichment of the area through design by providing a "sense of place" whilst respecting the surrounding area with appropriate choice of buildings and layout designs.



## Design & Access Statement

### Use

The building will be a large family residence adjacent dwellings of similar size and setting. This proposed use is deemed to be acceptable as stated in the previous application 2007/1683.

### Amount

The proposal is for a 2 storey 5 bedroom detached dwelling and a single story double garage.

### Layout

The layout is based on the principle design for the original application required to meet the reserved matters stated in the previous application 2007/1683. The layout of the rooms has taken on board the orientation and setting of the site.

### Scale

The site and its immediate surroundings were taken into account so that any restrictions or restraints could be assessed and a solution formed. The proposed dwelling is of similar height and the scale to the existing dwellings and has been designed to provide a interesting addition to the street scene. The current units vary from traditional elevations to a more contemporary dwelling approved recently which is still under construction.

### Landscaping

The landscape design of the proposed dwelling would not vary unduly from what is currently on site and will follow the same principles as that of the existing properties. To the front of the proposed dwelling the existing garden space and planting will be preserved, these consist of various large shrubs and trees, this space may also include additional planting. The rear garden will be regraded and leveled to create a more usable space, with an increase in planted areas.

### Appearance

The proposed development has simple materials palette of buff brick and render with a south facing glazed atrium to the front elevation. This not only maximises the solar gains of the orientation but also creates a striking front elevation. The mixture of window sizes and small variation of materials creates a modern looking dwelling which also sits well in the elevated streetscape of this small enclave.

### Access

The site is served via an existing private drive at 67 Darton Lane which runs from the South East of the site. This was deemed acceptable in the previous outline application.

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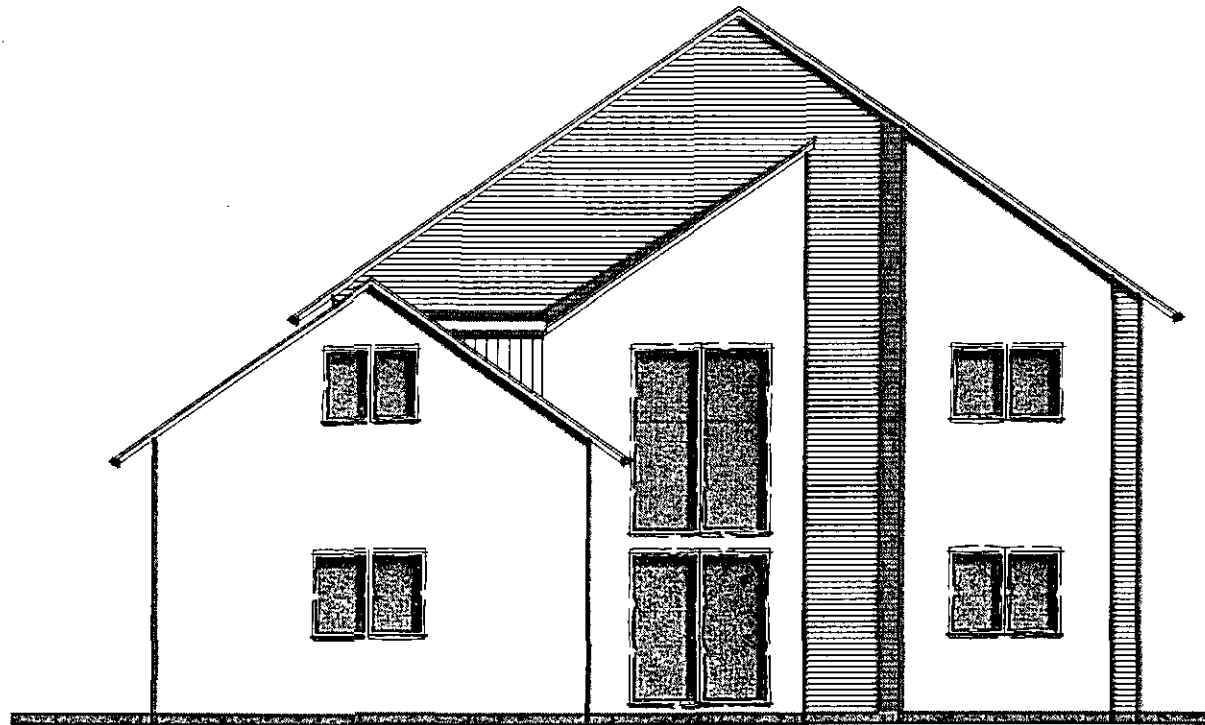
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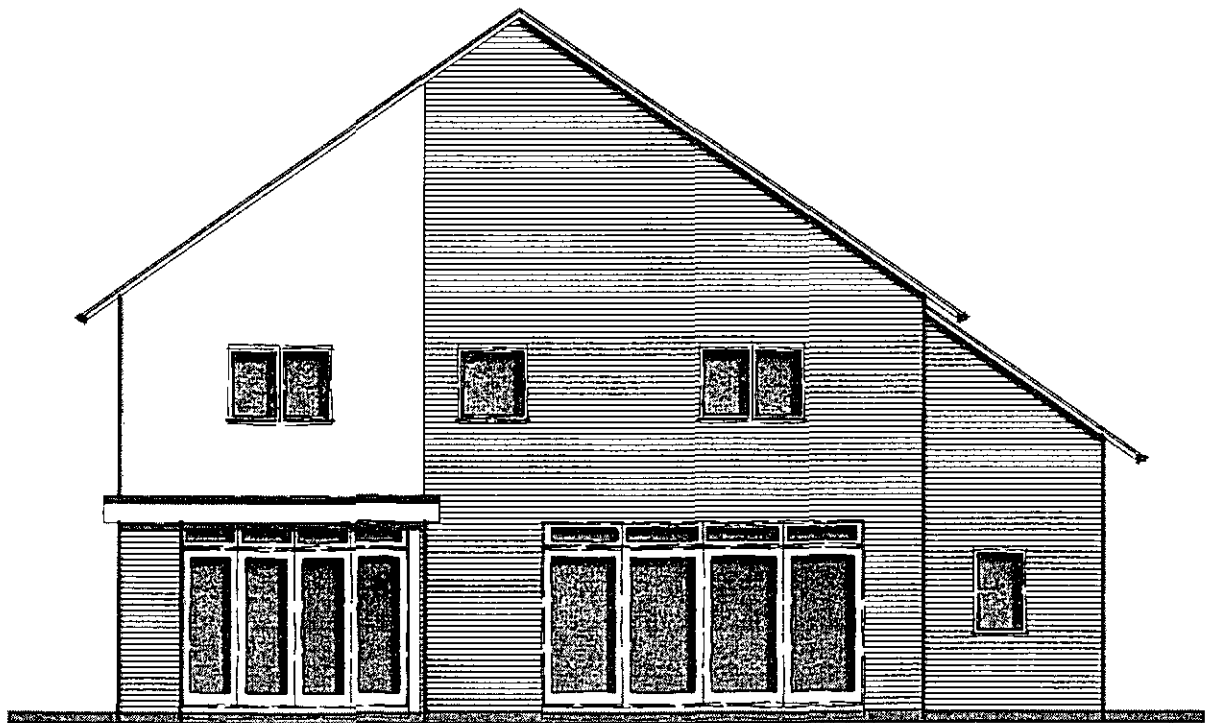
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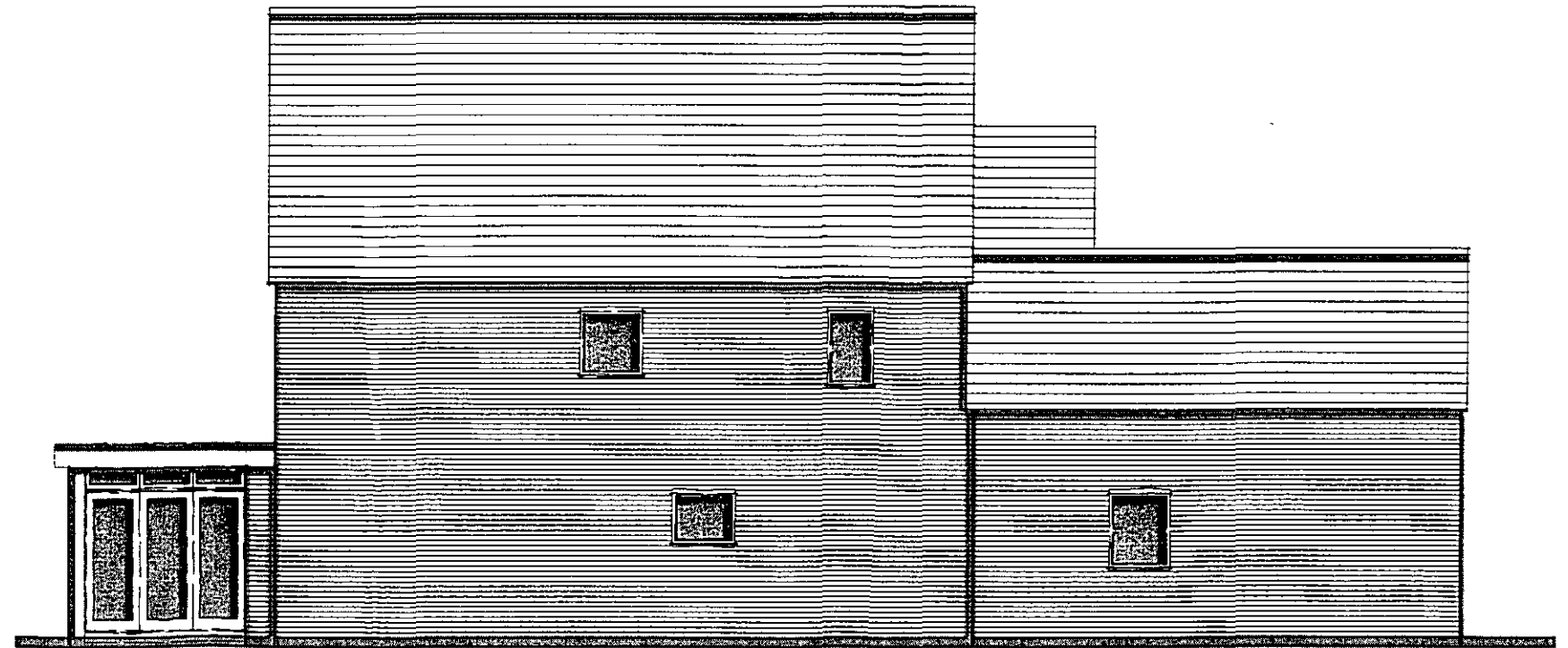
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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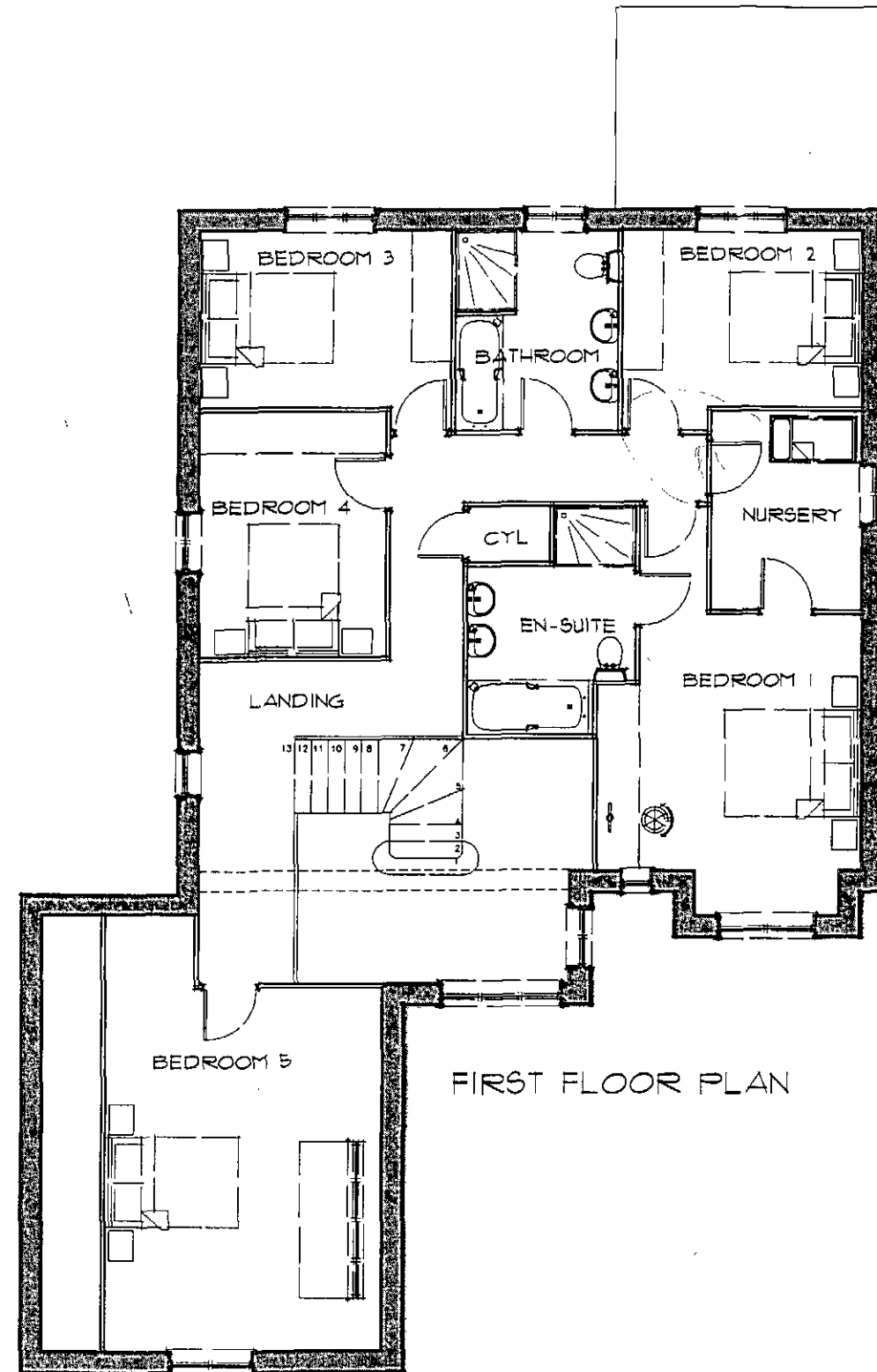
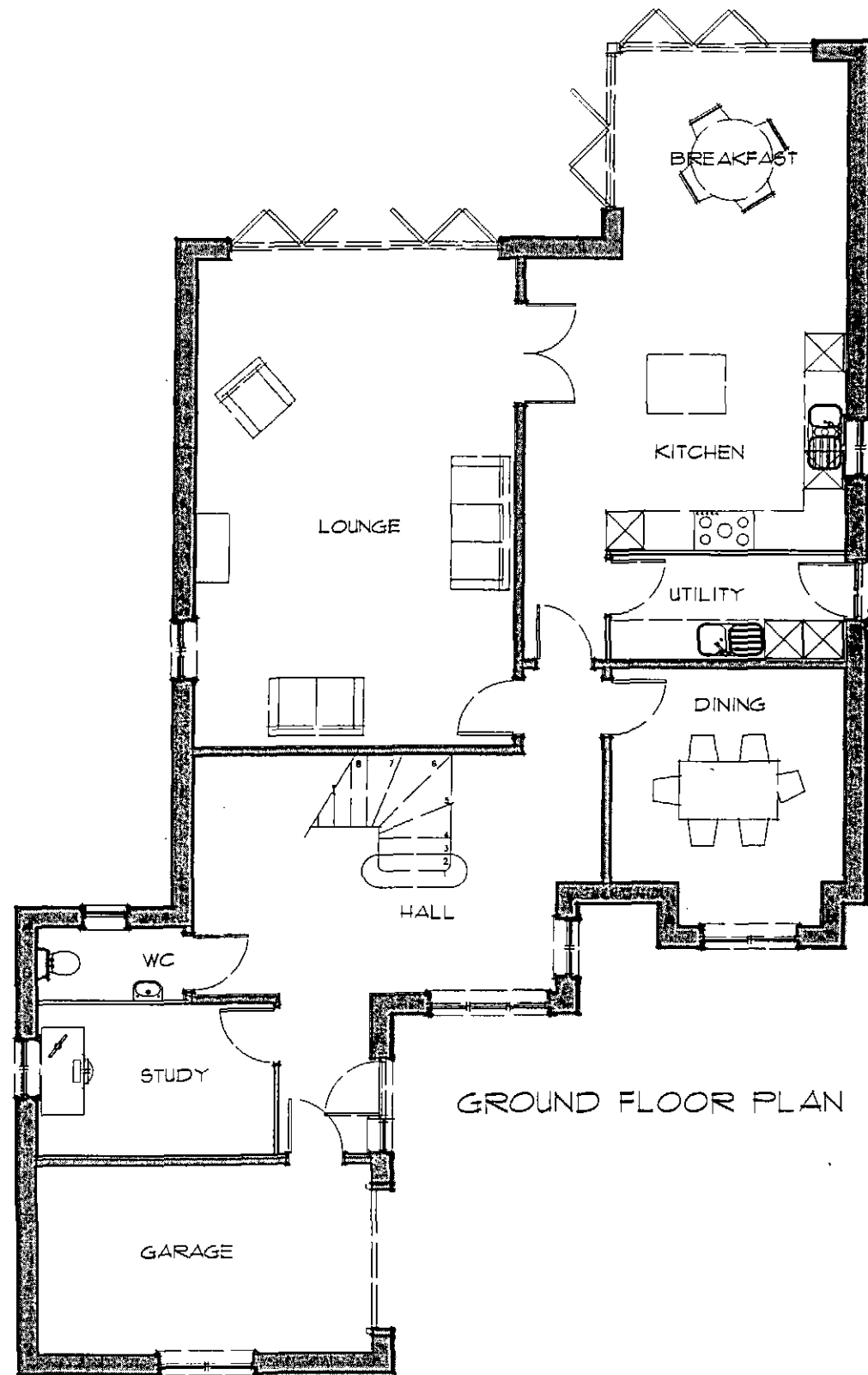
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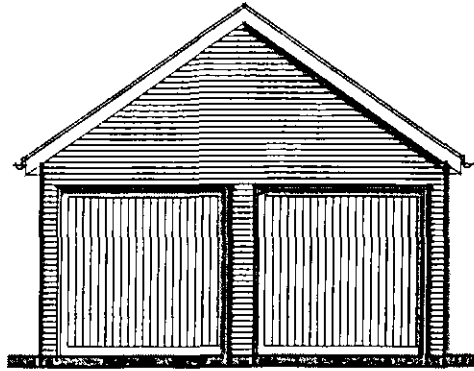
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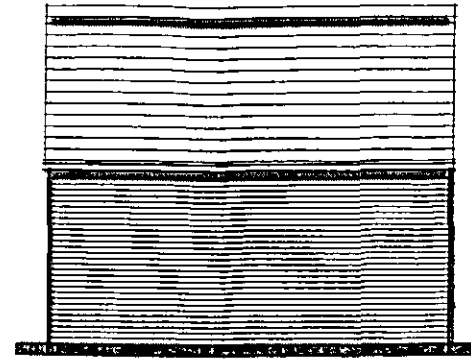
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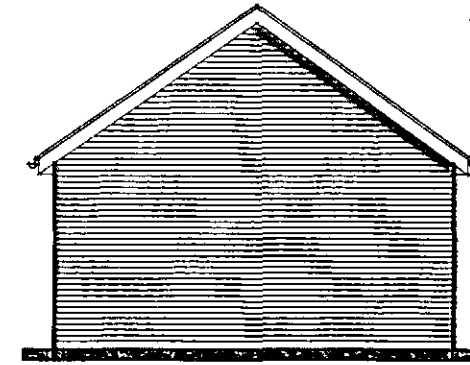
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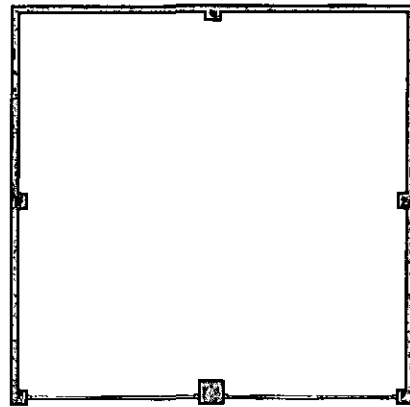
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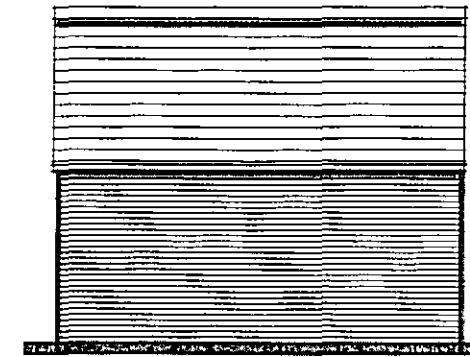
SIDE ELEVATION



REAR ELEVATION



PLAN



SIDE ELEVATION

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