Design & Access Statement

Proposed Residential Development for 14 Houses at Land Adjoining 26 Cross Lane, Royston.

Applicant: Mr D Smith

Introduction

This is a detailed Design and Access Statement to support the submission of a formal planning application for the above stated development and as been prepared by A Robinson Chartered Architect BA Dip Arch, RIBA, ARB, BSc (Hons) PM.

The purpose of this design and access statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed development and its relationship with the adjacent dwellings and the character of the wider area in particular the proposed layout of the site and the design of the proposed dwellings have been largely influenced first of all by the dimensions of the site, the boundary and the Supplementary Planning Guidance Notes on the use of open spaces within a development site.

The proposed dwellings will be built on a similar scale to the neighbouring houses even though they have a variety of sizes and designs. The proposed dwellings will be of 2/3 storey developments with the third storey in all cases being in the roof void and not an additional full height of brickwork. All houses will have there own garages within the curtilage. Private garden areas are also to be provided to the rear of the properties and all are greater than the minimum areas stated within the (SPGs). The majority of the properties adjoining the site are two storey terraced or semi detached houses. However there are a large number of three storey houses to the south of the site but plans as proposed will not detract from that development.

Design of the proposed development

The site of the proposed development appears to be almost level but there is an approximate 2.5m fall from the entrance drive from 16 Cross Lane to the south eastern corner of the site. The application site has been used in the past as an equestrian centre and is currently occupied by a variety of building and structures in various forms of decay. These include stable blocks, storage and garaging buildings, together with an all weather riding arena in the south Eastern corner of the site. The site is located predominately within a predominately residential area, with dwellings abutting its northern, western and southern boundaries. The land to the east of the site is currently open land which joints onto the Rabbit Ings nature reserve. It is proposed to create a mix of house types which will also add to the mix in the area at the present

time. Private garden areas will also be provided to the rear and sides of the plots which are mostly detached or semi detached properties. These will all agree with the council's current minimum standards and supplementary Planning Guidelines.

The proposed buildings will be largely screened from the existing public highway by the existing properties that front Cross Lane and also by some of the existing vegetation on the site where it is to be retained. All as shown on submitted plans. The existing boundary features are to be retained as part of the proposed development, unless shown otherwise on the plans or if the LPA requires any other boundary treatment to be erected or additional landscaping carried out as an integral part of this development.

Access Considerations

In terms of the characteristics of the access which will be via Cross Lane onto Lineside Lane and then the site. It is understood that there is a surface holding tank under what will be the extended highway that will connect the site to Lineside Lane. This is now the only access to the site which is the preferred route to the site by the councils planning officers. As the access road as been designed to accommodate over 5 dwellings it will be constructed fully to adoptable standards and the necessary inspections will be carried out by the councils highways officers through an appropriate agreement with the developer. As stated above, discussions have already taken place with the councils highways officers and no objections have been raised to the proposed development as outlined in this application.

Involvement of Community Members:

The scheme has no implications for the general community.

Evaluation:

It is not know what opinions the adjoining owners have because they have not been consulted.

Design Principles:

Use:

The proposed development is justified particularly as it brings an existing unused plot into residential use therefore maximizing the properties potential for occupancy, whilst being sympathetic to the adjoining property and the surrounding area.

Scale

The proposed development is to scale with the surrounding properties.

Landscaping:

New landscaping will be supplied to the property which lies on a substantial plot. The area adjoining the access drive will be block paved. Gardens front and rear will be grassed.

Appearance:

The new fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

Materials

The roof finish will be of concrete tiles, with brickwork walls and oak affect/white upvc windows.