PROPOSED DORMER BUNGLAOW SITED ON LAND ADJACENT TO 124 APPLEHAIGH VIEW, ROYSTON.

DESIGN AND ACCESS STATEMENT

Existing Site

The plot is located in a principally residential area of Royston. There is no specific homogeneity of local building character in the immediate area, the area reflecting typical changes to architectural style dating from the late 19th century to the late 20th century and early 21st century.

The plot is located on the boundary of Royston, on the south site of the estate road named Applehaigh View. The plot is overlooking the greenbelt and facing towards the village of Staincross. The Site is level in appearance and has a general look of being unkempt and prejudices the aesthetics of the adjoining residential dwellings.

Access

Access to the plot is via the existing road, named Applehaigh View as shown in the site location plan dwg no.25/02.

Design Proposals and Planning Justification Statement

Design Proposals

The application relates to a previous granted full planning permission for a dormer bungalow on the plot. Application no. 2007/0031.

In terms of the policies relevant to the application they include PPS1 Delivering Sustainable Development 2005 ("PPS1"), PPS3 Housing 2006 "PSS3"), PPG13 Transport 2001 ("PPG13").

Design of the Development

The application seeks outline approval for a modest 4 bedroom detached dormer bungalow.

To inform and assist the design approach for this Development an analysis of the area has been undertaken which was facilitated by a detailed Site visit and photographic survey. This concluded that the existing plot forming part of the residential estate, significantly detracted rather than contributed to the aesthetic and visual qualities of the estate. It is considered that the negative factors of the plot include:

- Overgrown vegetation

Wider inspection of properties in the area revealed a multiplicity of house styles within the area. However, particular points of interest in house styles which have been reflected within the design.

As a consequence of this analysis it is believed that there are good opportunities to significantly enhance the quality of the local environment in the public interests. The plot provides an opportunity to make better use of the plot for residential purposes whilst retaining an improved design scale for materials and sitting relationship with the adjoining residential properties in Applehaigh View.

The materials to be used include facing brickwork with brick heads and cills together with concrete interlocking tiles. Simple eaves and verge detailing are employed as part of the design. All of which will blend the proposed dwelling with the existing residential dwellings.

Within the plot, an attractive landscaped frontage is proposed with parking for two vehicles. Garden areas will be lawn and a mix of evergreen and deciduous shrubs planted through the plot to give enclosure and structure.

In terms of the built footprint, it is in proportion with the plot and smaller than the footprint of the dwelling sited on no. 122 Applehaigh View.

Spaces are retained between the existing dwellings to reflect the pattern of nearby dwellings and more practically in the newly build no. 122.

Access Statement

DCLG Circular 01/2006 describes the purpose of this component of the design and access statement as being to "explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network".

The Site is well served by public transport. There are a range of services and facilities within easy walking distance including shops, recreational facilities and public houses. It is an accessible urban area. The dwellings principal entrances for vehicle users, cyclists and pedestrians are well defined architecturally and at a level which will facilitate ease of access for all users. The Site configuration also allows for easy access by emergency vehicles. For those not working locally there will be an opportunity of using the frequent local bus service.