DESIGN & ACCESS STATEMENT FOR DEMOLITION OF EXISTING AND ERECTION OF NEW DWELLING, 30 CHURCH STREET, ROYSTON.

NYP REF 42/50 rev. B

INTRODUCTION

This Design & Access statement has been prepared in support of the full planning application by Mr S. Wheatley for the demolition of an existing dwelling with detached single garage and the erection of a new dwelling with attached double garage.

CONTEXT

The site is within a predominantley residential area. Residential properties of brick, stone & rendered walls with generally slate roofing materials lay to the north and east. Cemetery grounds lay to the west with a bus stop, planted margin and working men's club car park to the south.

THE SITE

The site rises at a gradient of approximately 1 in 8 away from Church Street before levelling off mid way into the site. As shown on the site plan P2 the existing single garage is served by a brick paved vehicular parking and manoeuvring area to allow vehicles to leave the site in a forward direction.

The existing dwelling of rendered walls and slate roof abuts, but is not attached to, a row of terraced houses. The existing dwelling has undergone substantial settlement towards its southern end as may be seen from the sloping eaves line and out of plumb gable. The dwelling requires underpinning which is not considered economically viable.

A brick boundary wall approximately 1.1m high between the existing single garage and house separates the plot from the garden of the adjacent terraces.

A topographical survey of the land has been carried out by land survey consultants and their drawing is included in the application.

PROPOSALS

The existing dwelling is of no significant architectural merit and as previously mentioned has suffered from settlement, requires expensive underpinning works and consequently it is proposed to demolish the building along with the detached garage.

The new dwelling is set back from the Church Street frontage enabling the vehicular manoeuvring and parking areas to be sited adjacent the street with garden to the rear.

The development includes an attached double garage with two parking spaces and vehicular manoeuvring area to allow vehicles to leave the site in a

The garage is approximately 0.7m below the garden of the adjacent terrace property and has a hipped roof to minimize its impact.

The crossfall to the front of the site exceeds 1 in 15 however a ramped approach has been achieved between the proposed car parking spaces and principle entrance complying with Building Regulations Part M.

References to materials, site boundary treatments etc are described on the plans accompanying the application.

CONCLUSION

The proposals seek to enhance the character of the site in this established residential area and for these reasons we invited the Local Authority to support this application.