Design and Access Statement for 1 No. Dwelling,
8-10 Upper Hoyland Road, Platts Common

Surroundings

The site is currently occupied by a bungalow that is in a dilapidated condition and it is our intention to demolish the bungalow. The site is in a well established residential area with the dwellings set well back from the road, with a large dormer bungalow to the left and a semi-detached house to the right. Opposite is a new large residential development under construction with a mixture of 3 storey, 2 storey and flats.

Access and Siting

The access onto the site is via the existing driveways which will be retained in the new development. The site slopes quite steeply up from the road. It is proposed to position the parking area closer to the road with the dwelling set back in line with existing properties. It is proposed to erect a triple garage backing onto Upper Hoyland Road with the entrances facing the new dwelling. There are similar garages at the top of Upper Hoyland Road.

Design and Appearance

The design and appearance of the property is of a traditional style, with the use of natural stone, with heads, cills and mullions.

It is proposed to keep the level of the dwelling the same as approved and excavate into the sloping site to create a basement which will only be visible at the front. We also intend to move the dwelling a further 2 m away from the adjacent bungalow to give a 4.5 m distance from the boundary wall.