

DESIGN AND ACCESS STATEMENT

USE The application site is a disused and fly tipped quarry. The proposal is to erect 6 houses together with a new access with parking and turning area to the rear.

AMOUNT The quarry area is 0.25 hectares in area (2,557m²). The area of the proposed houses is around 20% of the total quarry area (556 m²). The area of the new access, car parking and turning areas is around 20% of the total quarry area. (463m²). The remaining 60% is given over to new tree planting, communal open space and private gardens serving each house.

LAYOUT The quarry falls from Common Road to the back of the quarry. The layout has taken this into account with two blocks of three 3 storey houses fronting Common Road, with a new central access between the blocks. The quarry gradient allows for below ground level undercroft garaging to each house without detriment to the three storey frontage on Common Road. An internal turning areas is situated to the rear of the houses.

SCALE The houses are three storeys with undercroft garage space to the rear. Their front elevations on Common Road are three storeys and are in keeping with the terraced houses that front Common Road on the quarry's eastern boundary.

LANDSCAPING A landscaping and tree planting scheme is subject to final approval by the LPA and should rightly be made a condition of a future planning consent. The quarry contains mature fruit trees in various conditions which will be replaced by more appropriate native species on the boundary flanks and to the front between the houses and Common Road. Mature trees that stand above the quarry and outside the planning application area will be retained in their present form.

APPEARANCE The materials indicated on the drawings are subject to final approval by the LPA.

- Walls and copings will be reconstituted stone and roofs will be stone slates.
- Windows and doors will be softwood with a paint finish.
- Garage doors will be insulated UPVC panel doors of a colour and pattern to be agreed with the LPA.
- The relocated access will have a tarmac finish where it meets Common Road. The lower parking / turning areas will be finished in brick paving.

ACCESS We propose to relocate the existing quarry access to a more central position between the two blocks of three houses. Visibility splays in both directions meet highways standards. Internal turning areas allow vehicles to egress the site in forward gear.

ENVIRONMENTAL ISSUES AND ENERGY SAVING The proposed houses have a reduced carbon footprint and will achieve Level 3 of the Code for Sustainable Homes. They will incorporate:

- Increased insulation to achieve an average reduced heat loss of 15% *minimum* over and above that required by Part L of the Building Regulations.
- Solar panels on the south facing roof for water heating to reduce energy expenditure.
- A communal bin storage area to allow domestic waste to be segregated prior to being recycled.