

Design and Access Statement for Three room in roof dwellings to replace existing Fire damaged dwelling

Design

Use

This is a Full Planning application for 3 dwellings, following demolition of existing fire damaged dwelling. The site amounts to approximately 0.06 hectares within a residential area Kendray.

Amount

The proposal is for 3 terraced room in roof dwellings. The dwellings will consist of three (two bedroomed) properties. The applicant has been in consultation with local estate agents and it would appear there is a need for the local residents who already live within the community to look for more reasonable and manageable bungalow properties as they grow older. These people do not want to move out of the area, but feel there is a lack of quality bungalow accommodation available in the near vicinity.

Layout

The application site is in the residential area of Kendray and is bordered by existing dwellings and sports clubs.

The internal layout of the properties has been provided to ensure good quality modern day living. Side entrance doors have been provided to two of the properties as best to utilise internal space and not waste dead space corridors from the front to access habitable space. (see attached alternative front door plan) This will offset the loss of front doors on the street scene. In addition we have provided a canopy to side entrance doors to give visitors a focal point of where the entrance door is. In addition there are many properties within the neighbourhood with side entrance doors, and is therefore not out of character.

Scale

The dwellings will blend in with the adjacent dwellings in size, shape and proportion. It is in keeping with the remainder of the area and therefore does not overpower or overview any adjacent properties. The street view will be balanced and are in scale to development surrounding the proposal.

Appearance

The proposal is similar in design and appearance to the adjacent dwellings. The remainder of the street scene varies in size, shape and proportions as the buildings and area have been developed over time, but are of a similar design and appearance.

The proposed dwellings are to be built in brick. The main roof will be gabled with concrete tiles. The windows and doors are to be upvc. The visual appearance reflects the area in style and looks.

Windows have been positioned as to not lose privacy and satisfies South Yorkshire Design Guide.

Landscaping

A garden amenity space will be provided to satisfy South Yorkshire Design Guide for two bedroomed dwellings. A Biodiversity report has been provided along tree report

Access

Access to the development has been provided off the highway to the dwellings. Each Two bedroomed Dormer Bungalow has been provided with a car parking space each and one visitor space provided. Footpath access is provided to all rear gardens which will also house the bin storage.