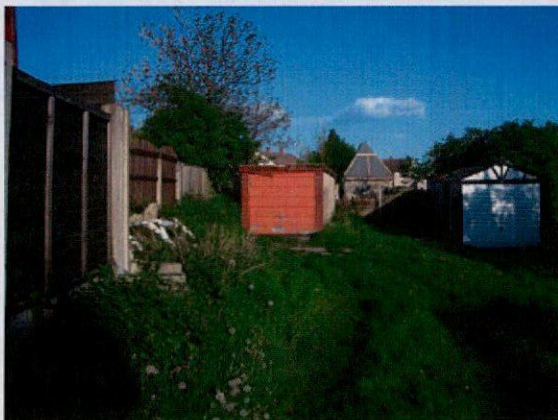


Design & Access Statement

Land Adjacent to 59 Windsor Crescent

Use

The existing use of the land is for two garages. The remaining part of the plot is largely scrub land that is not well maintained and has no impact on the surrounding properties.



It is proposed to add a single 3 bedroom 2 storey dwelling with attached garage to the site. The 2 storey dwelling will fit in the existing surrounding properties as they are all 2 storey existing dwellings surrounding the new development. The new development will provide a better environment to the surrounding dwellings.

Amount

The application is for a single dwelling, so as not to over utilise the land and provide ample garden space and additional parking as well as the integral garage, thus not over developing the site area.

Layout

The layout of the dwelling is set to the rear of the site, allowing access to the dwelling up the existing driveway onto new parking area in front of the dwelling, this layout also allows for a sizable rear garden that will allow for new landscaping and fencing enhancing the surrounding properties while also providing privacy for all parties.

Scale

The new property is 2 storeys in height, so not to over shadow the surrounding properties which are all 2 storeys high. The building has also been designed so that it has no habitable windows on either gable wall elevation as so no to provide any overlooking issues with the surrounding properties. The building has been designed to be stepped down to a single storey attached garage to reduce the scale impact on the dwelling on Windsor crescent which is set at a lower level than the proposed property.

Landscaping

The existing site is much an abandoned site with no attention to landscaping.

The new development will provide both new Hard and soft landscaping, with a new tarmac driveway with surrounding borders with low lying shrubs, and a large rear garden space giving the opportunity for new shrubs and trees to provide impact and privacy to the new property and surrounding properties.

Appearance

The new development will be built using similar materials to the surrounding properties using facing brickwork with feature art stone heads, sills and feature banding, concrete roof tiles, and UPVC windows and doors.

Access

Access to the site is from an existing driveway that is used for the existing garages on the plot. This will be utilised from the existing access direct from Windsor crescent.

The new car parking is provided both inside the dwelling in the integral garage, and externally with a private parking space.

The external spaces will provide level access to the main front door of the dwelling.