DESIGN AND ACCESS STATEMENT. PROPOSED DWELLING ON LAND ADJACENT 169 HILLEND ROAD MAPPLEWELL.

Applicant: Mr and Mrs Beachill.

Introduction

This is a Design and Access Statement to support the submission of an application for Detailed Planning Consent for the erection of a four bedroom detached dwelling with integral garage, in the available garden land to 169 Hillend Road. Since the development of a larger housing development by F Booker Builders Ltd the site will be accessed from Spey Close. The site is located between a block of three terraced properties 171-175 Hillend Road and the detached property 169. The existing disused garden to be utilised is approximately 1.3m lower than Spey Close and falls away gently to the rear of the site.

Design Relative to The Surrounding Area.

The external appearance of the surrounding properties is varied in style and materials with no common theme. Materials vary from natural stone and slate roofs to the more modern appearance of the new development in facing brickwork with artstone dressings and concrete roof tiles. The location of the dwelling is largely dictated by the existing properties facing Spey Close. The design of the proposed dwelling as been again been dictated by the proximity of the older properties. The external appearance is of a traditional design with a gable projection to the front elevation and constructed in artificial coursed stone with artstone heads and cills and artificial blue slate roofing. The rear garden will have typical domestic soft landscaping with hard landscape to the front with a blockpaved drive and hardstanding sufficient for two cars.
There is no potential for overlooking or overshadowing from the site and there is no adverse impact on the existing local services.

Planning Policies.

The proposal lies within a Housing Policy area and the relevant national and local policies were referred to during the design process PPG 12 , PPG 1 and BE 6. There have been no consultations with neighbours or Local Authority Departments.

Access Considerations

In terms of external access to the site, this is via an existing driveway from Spey Close and is within the limits and compliance with Part M Building Regulations. The site is located sufficiently close to the main highway to afford access by refuse, fire appliance and delivery vehicles.
Spey Close and Hillend Road are not served by Public Transport, but there is a Public Footpath link through the nearby housing estate to Hillend Road and then to Barr Lane where the Public Transport network can be accessed.

