

Design and Access Statement

Proposed Three Bedroom Detached Dwelling with Attached Double Garage

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1. Introduction;

This design and access statement is to accompany a detailed planning application to demolish an existing garage and greenhouse and construct a new three bedroom dwelling. The DAS has been written to meet the requirements of article 4c, of the town and country planning order 1995.

Design Principles & Concepts:

2. The Development:

On the site, we shall be constructing one detached family home with attached double garage. There will be no other developments.

The site has an area of 263m². The width of the site is approximately 14m at the front dropping to approximately 10m towards the rear and the depth of the site varies between 25m and 21.5m and the rear boundary tapers. The depth of the site reduces to approximately 8m at the double garage location.

We have carefully evaluated the site, with regards to accommodating the proposed dwelling; we believe the site is of adequate size to accommodate the dwelling. The scale, positioning and layout are discussed later in the DAS.

The development is located on a private road off Hill End Road which currently serves three properties.

The dwelling we intend to develop will fit in well with the street scene of Hill End Road. The site is wide and deep, and will easily accommodate the proposed dwelling. It will have no effect on the access, parking or amenity space arrangements of any existing dwelling.

3. Layout:

To the left hand side of the site is 175 Hill End Road which is currently owned by the applicant's parents who also own the access. To the right hand side of the site is 151 Hill End Road. We have positioned the proposed dwelling to maximise privacy to both 175 and 151 Hill End Road. There are no privacy issues with any of the surrounding properties.

The layout chosen enables a large rear garden, which meet requirements currently set at a minimum 100m². The rear garden for the proposed dwelling will be approximately 100m².

All windows doors and locks will be designed to meet `secured by design` standards.

As a whole the site will be private with no public access.

4. Scale:

There are quite a few variations in roof heights and property types on Hill End Road. On the site there are currently large semi detached houses surrounded by single detached houses. Located across the street is a relatively new housing development..

The development comprises of 1No. detached dwelling with attached double garage.

The dwelling will be approximately 7.2 wide x 13.8 deep x 6.7m high over 1.5 storeys at the front and 9.4m over 2.5 storeys to the rear. There is also an attached double garage of 5.0 wide x 5.5 deep x 4.7m high (Approx).

5. Landscaping:

The site perimeter is currently lined with evergreen hedges which form a divide between the existing properties. The rear garden is to incorporate a patio area and remainder to be grassed. Driveways and pathways to dwellings will be tarmac and flagged.

By retaining existing hedges this merits retention, and by planting/landscaping we have met the council's requirements. The site will be private and homeowner is to maintain the landscaping.

6. Appearance:

The character of our site is hard to depict due to various the various style of properties. We are proposing to use various materials including as brick, a silicon render and timber cladding with concrete roof tiles. All windows to be upvc. Soffit and fascia to be white upvc and all rainwater goods to be black upvc.

We decided to create a family home, modern, pleasing to the eye that would fit in well with surrounding properties.

7. Access:

Access to the proposed dwelling will be directly off Hill End Road and will not cause any highway visibility issues. The site is well located for local services and has extremely good public transport links and schools. The dwelling has been designed to provide disabled access in accordance with current building regulations.