

Design & Access Statement

Redbrook House

Access

Direct Access exists off the existing road from Redbrook Road. The access is wide and will be utilised to serve the existing house and possible three further dwellings. Ample space exists for private drives and a garage for each property.

Bin collection point will be provided at the entrance area. Visitor parking is provided internally. Access road will be in tarmac.

Design layout

The site is partly made ground which lends itself to some reduced level adjustments to the proposed development area reducing overall impact. All houses conform to normal planning standards with ample amenity space.

The existing house is retained but the option remains to demolish and replace with a further two houses of similar scale.

Materials

The buildings will be constructed of good quality artificial stone with tiles roofs.

Landscape

All significant trees are confined to the northern boundary. It is not intended to remove any trees other than smaller species and conifers. Any TPOs will remain in place. Ample space has been left between boundary trees and buildings so existing landscape will remain and be reinforced.

Summary

The proposal will utilise existing house curtilage to produce an attractive, relatively low, density development of affordable family houses appropriate to the standards of the area.