

DESIGN STATEMENT

PROPOSED HOUSES NEW STREET, BOLTON ON DEARNE FOR K & K BUCK

USE FOR DWELLINGS

The site of the proposed dwellings was previously part of the Bolton Club which has now been demolished. The whole of the original site is now in the process of being redeveloped with housing. The proposals are in keeping with the character of development in Angel Street which street already has houses of varying age , style and size.

AMOUNT OF DEVELOPMENT

The proposal is for a pair of semi detached 3 bedroom houses, Plots 2 & 3 together with a detached 4 bedroom house Plot 1. Each house would be provided with a detached garage planned from a vehicular drive extending to the rear of the proposal. Garden areas would be provided to the rear and also to the side of Plot 1

LAYOUT

The proposed site has New Street to the north and Angel Street to the east Angel Street being one of the main routes through the village and New Street being a little used very minor road . The front elevation of the proposed houses are designed to face New Street . The houses having side access are situated towards the northern boundary of the site, creating an area of garden space to the south. Garages are accessed from New Street and drives are of such length as to allow off street parking space The existing stone retaining wall to the east of Plot 1 although reduced in height is retained and matches the character of stone boundary walls of the adjacent church .

SCALE

The scale of the development follows the aim to provide three family homes and also to provide an appearance in keeping with houses that have already been constructed on the neighbouring site. The simple cottage style designs overlook and have accord with the more tranquil setting of the village church and its grounds positioned to the north of the proposals

APPEARANCE

The design is basically a simple sustainable traditional approach with cottage style facades fronting New Street with a gable wall to Plot 1 facing Angel Street . The materials chosen are red multi facing bricks and dark grey concrete roof tiles to match the houses already constructed on the neighbouring land.