

Design and Access Statement for Proposed 1 Pair of Semi-Detached Houses, Land adjacent to 59 Windsor Crescent

Existing Use

The land is currently used for 2 domestic garages. It originally had 3 garages on, but 1 has been demolished. The garages are accessed via a private driveway between 58 and 59 Windsor Crescent. The land is predominantly scrub land and not well maintained.

Proposal

The proposal is to erect 1 pair of 2 bedroomed semi-detached affordable houses on the same footprint as original approval 2014/1542 for 1 No. Detached dwelling with attached garage. Parking will be provided for 3 No. cars to the front of the semis to the rear of 59. Bin stores will also be provided at the front boundary site to each dwelling.

Each dwelling will have a minimum private garden of 50m² with one dwelling gable end being 14.1m from No. 86 and the other being 12.265m from No. 63, which is over the minimum requirements of 12 m set down by BMBC.

Design

The dwellings have been designed as such to reduce the impact on existing adjacent dwellings, by having a hipped gable end roof to reduce the overshadowing effect on Nos. 63 and 86 private garden areas.

The materials to be used will be in keeping with the surrounding properties using facing brick, concrete roofing tiles and white upvc windows and doors. Also there will be no windows on the gable walls, to protect the private amenity space of existing dwellings.

Surroundings

All the properties within the existing estate and surrounding adjacent area are semi-detached dwellings. All used to be council houses. Some are now privately owned. We feel that our proposal of 1 pair of semis will be more in keeping with the surrounding dwellings and be more affordable than the previously approved detached dwelling.

Access

Access to the dwellings will be via the existing driveway with sight lines at the entrance of 2.4m x site frontage of 59 Windsor Crescent with no obstructions to visibility to exceed 1.05m above nearside channel level adjacent highway.

The driveway will be tarmaced the full length with parking area for 3 cars to be clearly marked on tarmac.

Landscaping

The boundary will have a 1.8m high close boarded timber fence erected on all sides and either side of the driveway.

The existing trees on the boundaries will be retained and maintained. The private garden areas will be mainly grassed and personalised by the prospective owners.