DESIGN ACCESS STATEMENT

Summary

The design intention is to provide a development of the site that suits the needs of the applicant in the provision of the following:-

1) Dwellings for use by the applicant.
2) Garages for use by the applicant.

Use of Buildings

The building will be used solely as dwellings, together with the garages.
The site has had a previous use as a garage rental court The area has recently been sold by BMBC as development land and an enquiry with the local planning authority revealed that the site would be suitable for residential development. A further parcel of land is currently being purchased by the applicant from BMBC to enhance the site and allow a pair of semi-detached dwellings to be located on the site. The dwellings are to be constructed by Mr Beckett for his two daughters, Jade and Stacey Beckett who presently live on The Green View and wish to remain in the vicinity of their parents home.

Access & Parking

Access to the dwelling will be from The Green View, Shafton which is a public highway. Parking will be provided within the curtiledge of the site and daytime parking will be to the front of the garages off the highway. Adequate turning space is allowed for within the site for both dwellings with separate parking for the cars of each dwelling owner.
Disabled access is provided to the dwellings.
Refuse collection will be catered for by the use of wheeled bins to be temporarily located at the end of the driveway as shown on the plan. This method of bin storage is widespread in the BMBC area and relies on the householders leaving bins on the highway at specified bin collection times.

Design scale and appearance

Design thinking in respect of the dwellings has endeavored to incorporate a building with a suitable scale and appearance which will suit the surrounding area and adjacent buildings. The use of local brick enhances and echoes the recently constructed dwellings in the area. The current drawing (revision F) indicates that the dwellings have been made smaller to allow the requisite distance of 10.0m from the face of the building containing habitable rooms to the boundary to both front and rear. The latest amendment indicates the removal of the second floor.

Layout

The layout of the building has been arranged to provide a modern appearance and adequate facilities to meet the living requirements and aspirations demanded by the owners.

The dwellings have been located well away from other dwellings and the layout meets the current requirements of BMBC. The second floor accommodation in the buildings has been removed.

Landscaping

Landscaping provision is indicated on the planning drawing in respect of the dwelling, with planted areas to the rear of the dwellings and interspaced to the front of the dwellings.alongside the driveways and to the rear of the properties.