

DESIGN AND ACCESS STATEMENT

Introduction

The design and Access statement has been prepared in support of a full planning application for the construction of a 4 Bedroom detached house on land adjacent to 19 Princess Park Close

ASSESSMENT

Site Location

The site is currently under utilized part of vacant amenity area to house situated on cul-de-sac the end of Princes Park Close with the rear will face gardens of properties at the back and side. The properties on the back and side will be more than 25 m from the proposed house.

Design

The property will be detached . The external finish to match House no 22 which is smooth rendering and the tiled roof is to be hipped construction to keep up with the openness of the site. The internal area will be 120 sq m and amenity space for house will be 148 sq. m

A 45 degree line demonstrates that no shadow is thrown on property number 19 Princes Park Close. Cycle shed to be provided to each house and 2 No Dustbins for each house (See Drg Number: 2023/111/01 and Sketch 1 and 2) Level access to main entrance, side and back to be provided (See drg number 2023/111/01 and sketch 3) Disabled access bathroom designed in the house. Lifetime standards to be applied where possible. Main doors will be level access and door openings will be 1000 mm wide. Lifetime standards will be applied.

Soft Landscaping of at least 48 sq m to be provided (See drg No: 2023/111/07).

Plan showing landscaping is also attached. 2 no trees to be planted as shown on the landscaping plan. 5 no new Bamboo (Fargesia Murielle) trees to be planted to screen neighboring house No 22 from overlooking. All existing trees to protected by before and during construction. A full tree Survey and Arboricultural impact assessment standards report will be provided before construction starts. A condition to this effect can be put on approval.

Parking arrangement plan also attached (See drawing number 2022/111/06) 1 no off Road parking spaces have been provided showing maneuverability on site. This was recommended in the refusal comments.

Additional information to address REFUSAL (App REF. 75586/APP/2023/2803)

Refusal reasons:

"The proposal is considered to harm the character and appearance of the area. it would also provide a dwelling which fails to meet accessibility standards and provides a poor standard of internal living accommodation for the residents of the proposed dwelling"

Amendments as per refusal reasons

Ground floor bathroom will comply the disabled adaptable bathroom. The size has been increased.

All entrances will be stepless as marked on ground floor plan. A sketch showing step free access also been provided (Sketch 3)

Bay window has been added at ground floor to match adjoining houses and houses in the area.

Bedroom 3 size increased to 8 sq m. All bedrooms now show position of bed.

Drainage.

New dwelling to meet the current Building Regulations. Surface water from main roof at rear will partially drain into a rainwater butt to provide water for shrubs. The rest of the water will be diverted to a soak away in the garden 5 meters from house. the above arrangement will not have extra burden on the surface water drainage