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Design and Access Statement for Residential Development

1 The Design Process:

1.1 The design process for a single two storey dwelling on a small site follows the normal pattern.

1.2 The site lies near the outskirts of a town, close to existing dwellings and the proposed development of an additional dwelling is intended to suit the existing grouping.

1.3 The applicant wishes to develop an area of his existing curtilage as a separate dwelling.

1.4 The provision of additional housing of modest size and reasonable affordability is known to be desirable.

1.5 The scheme does not depart from adopted planning policies.

2 Use:

2.1 The allocated site allows for the positioning of the three essential elements of a single residential scheme - house, garden and parking.

2.2 The area is totally residential and the proposal fits this use.

2.3 The character of the immediate area will not be disadvantaged by the erection of a two storey dwelling.

3 Amount:

3.1 The proposed development of a single residence is all that is required by the Applicant.

3.2 The positioning of the single house is dealt with below.

3.3 The single residence, parking and garden are appropriate for the site area

4 Layout:

4.1 The building will be orientated conventionally, parallel to no 8, Buxton Road and close to the southern site boundary.

4.2 The applicant is satisfied that the proposal suits the layouts and movement patterns of the surrounding area and works well with adjacent buildings and spaces.

4.3 The requirement for a three bedroom, two storey dwelling can be accommodated within an 80 square metre floor area proposed. A gable width of 5.5metres is typical of a traditional dwelling, and a length of 8.75metres is modest.

4.4 The site spaces relate properly to each other and their surroundings.

4.5 Adequate space to the north of the proposed dwelling will allow for the provision of the required number of off street parking spaces. An integral garage may be proposed at detail stage.

4.6 The planned scale is quite suitable for the site and surrounding area, by direct reference to neighbouring dwellings.

5 Landscaping:

5.1 As a residence, an area will be allocated for soft landscaping by the eventual occupier. The occupier is normally allowed to make choices within the normal constraints of a domestic curtilage, involving sub areas for lawn, borders for shrubs etc. Boundary hedges will remain. There are no public spaces within the site

5.2 Hard landscaping will involve block paving, using concrete setts. The new eastern boundary and retaining walls around the parking area will be constructed in gritstone rubble walling to match the existing.

5.3 Landscaping generally will be domestic in nature, in keeping with nearby properties.

5.4 Opportunities to improve the landscape character of the area in a wider context do not exist on a small site.

6 Appearance:

6.1 The proposed dwelling will sit between existing dwellings of contrasting characters. To the west is a traditional gritstone, two storey dwelling located with its frontage directly at the back edge of the pavement, whilst no 8 Buxton Road to the east is a hipped roof, part rendered 1930s house with three subsequent extensions. It is believed that there can be no strong pressure to match the traditional dwelling, but materials and detailing will be proposed after further discussion with the ultimate developer and the LPA.

6.2 Full details of overall design, detailing, materials and decoration are subject to approval of reserved matters.

6.3 Appearance is clearly of importance to the applicant, who will remain a close neighbour of the proposed dwelling.

7 Access:

7.1 The proposal will use a new access and pavement crossing from Buxton Road.

7.2 Under the Building Regulations, the proposed dwelling will comply with the requirements for disabled access, and a mandatory ground floor WC will be incorporated.

7.3 As a private residence, public accessibility is limited to visitors and trades people. Wider issues are not relevant.

D. Young

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