Proposed House adjacent to 305 Hadfield Road, Hadfield

DESIGN AND ACCESS STATEMENT

305 Hadfield Road an end-terraced house within a residential area consisting of stone terraced houses, 1970's brick built semi-detached houses and stone detached houses. The materials consist of blue slates to the roof with stone walls. The house is the last one on this side of Hadfield Road, and has a substantial garden to the side and rear. The driveway to 305 Hadfield Road is provided from Hadfield Road with parking for two cars.

It is proposed that a new house is built on the surplus land to the side of 305 Hadfield Road. The proposed house is detached with three bedrooms and of two storey design. The side gable to Higher Barn Road has been reduced by over 20% in width compared to previous schemes submitted so as to limit any negative impact on the street scene. The proposed house is also shown on the plans to be set back from both roads and is behind the building line of the existing house at 305 Hadfield Road. All trees have been removed to the perimeter of Higher Barn Road, and a dividing fence has also been constructed. There is a single tree outside the boundary to Higher Barn Road.

Having regard to comments from the Highways Officer it is proposed to provide a new vehicular access from Higher Barn Road to the rear of the new house. The drive access will provide new parking for 2 cars and a single storey garage. The access will be constructed to the current requirements for visibility splays. The access drive will be common to both the proposed house, the existing 305 Hadfield Road and the houses fronting Higher Barn Road. It is proposed to surface the drive and parking area in a porous tarmac or loose chippings to allow water percolation. The front garden wall to Hadfield Road has been demolished, relocated and rebuilt in accordance with the requirements of the Highways Officer. The new stone wall has been built to a minimum distance of 1.5 metres from the roadside kerb edge, which provides an enhancement for the benefit of the local community as the previous pavement was no more than 0.9 metres wide. The wall is also a maximum of 1 metre high to ensure recommended visibility splays are provided to the existing 305 Hadfield Road.

Two level pedestrian accesses will be provided to the house from both the front and rear. Access door and internal arrangements will be in accordance with Part M of the Building Regulations.