DEVELOPMENT SERVICES
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Proposed Dwelling
2 Drayton Lane Fenny Drayton Nuneaton

DESIGN STATEMENT

The proposed dwelling is subject to the Outline Planning Approval No.03/01423/OUT dated 10/03/04

1. Site Analysis

1.1 The site is located within the curtilage of 2 Drayton Lane, which is a plot of very generous proportions.

1.2 The plot has WNW-ESE axis.

1.3 The main frontage of the dwelling faces ESE.

1.4 The plot is not contaminated and has been the site of greenhouses.

1.5 The site is part of the garden of No.2.

1.6 There are dwellings to the north, west and south west of the plot.

1.7 Avoiding overlooking of the dwelling to the north is an important factor.

1.8 There is a mixture of traditional building materials in the village and a wide variety of styles of dwelling.

2. Proposed Site Layout

2.1 The access to the plot is dictated by the existing access from Drayton Lane and then a driveway through the site.

2.2 The position of the plot within the site, within a "recess" to the NW boundary has been chosen particularly so as not to spoil the existing immaculate and mature garden.

3. Proposed Design/Elevations.

3.1 The overall appearance and setting of the dwelling is intended to be representative of and sympathetic to the variety of other dwellings in this village.

3.2 The main elevation to the garden embodies the focal points of the main entrance and the associated gable.

3.3 The fenestration is constrained with windows of similar size and types but avoiding overlooking of the dwellings to the North and West. In this respect the dormer windows have been made smaller, than preferred by the applicant, to agree with the observations of the Area Planning Officer. It should be noted that the dormers looking towards the North and West are at a considerable distance to the boundaries.

3.4 The dwelling is wholly a bungalow in appearance, without any two storey wall elements.

3.5 The roof pitch and ridge of the main bungalow has been kept as low as possible without creating unacceptable sized rooms to the first floor.

3.6 The pitch of the roofs to the garage are reduced to 22½% to enable a Forticrete Gemini II tile to be used, and with the hips to render the roof virtually invisible, having regard to the existing hedge, from the site to the north.

RJC/SLM /3132

14 March 2006