DESIGN AND ACCESS STATEMENT

LAND BETWEEN 16 & 18a ELWELL AVENUE, BARWELL

Access Statement

Based on existing access arrangements on one part of the plot it is thought best that this is extended to provide suitable access for both units.

Direct access from adopted highway to private driveways.

Design Statement

Site Analysis

The proposed site is between Numbers 16 & 18a Elwell Avenue, Barwell.

There is an existing bus stop comprising of a single pole sign as seen on photograph 4 there is no road markings for the stop. It is envisaged that this will be moved to either side of the site as acceptable to all parties. This detail to be confirmed as part of the Reserved Matters Application.

This site has been put forward for redevelopment as a sensible reuse of vacant land which in recent times has become an area targeted for vandalism and fly tipping.

Boundaries to rear and sides of site already established.

The site is predominantly even with services available in highway.

This site is within a settlement boundary, therefore the principle of development is acceptable according to policy RES5

Surrounding Development

The site is located within a street of predominantly semi-detached residential units with a mix of styles.

Design Solution

The shape of the site determines the design solution

A pair of semi-detached two storey dwellings are proposed due to the size of the site and as the development will be in-keeping with adjacent property types

A traditional design in materials sympathetic with and complimentary to the existing surrounding built environment.

The eaves and ridge height of the proposed dwelling are to be in line with adjacent properties

The properties are to be located on the site allowing for adequate driveway length to the front of the property with gardens to the rear.