11/00657/FUL

DCDESIGN

Proposed dwelling
60 Laburnum Ave
(Rear Garden) Access onto Brascote Lane
Newbold Verdon
Leicestershire

Mr & Mrs J.M. Mulligan

DESIGN & ACCESS STATEMENT

NOVEMBER 2011



1. Forward

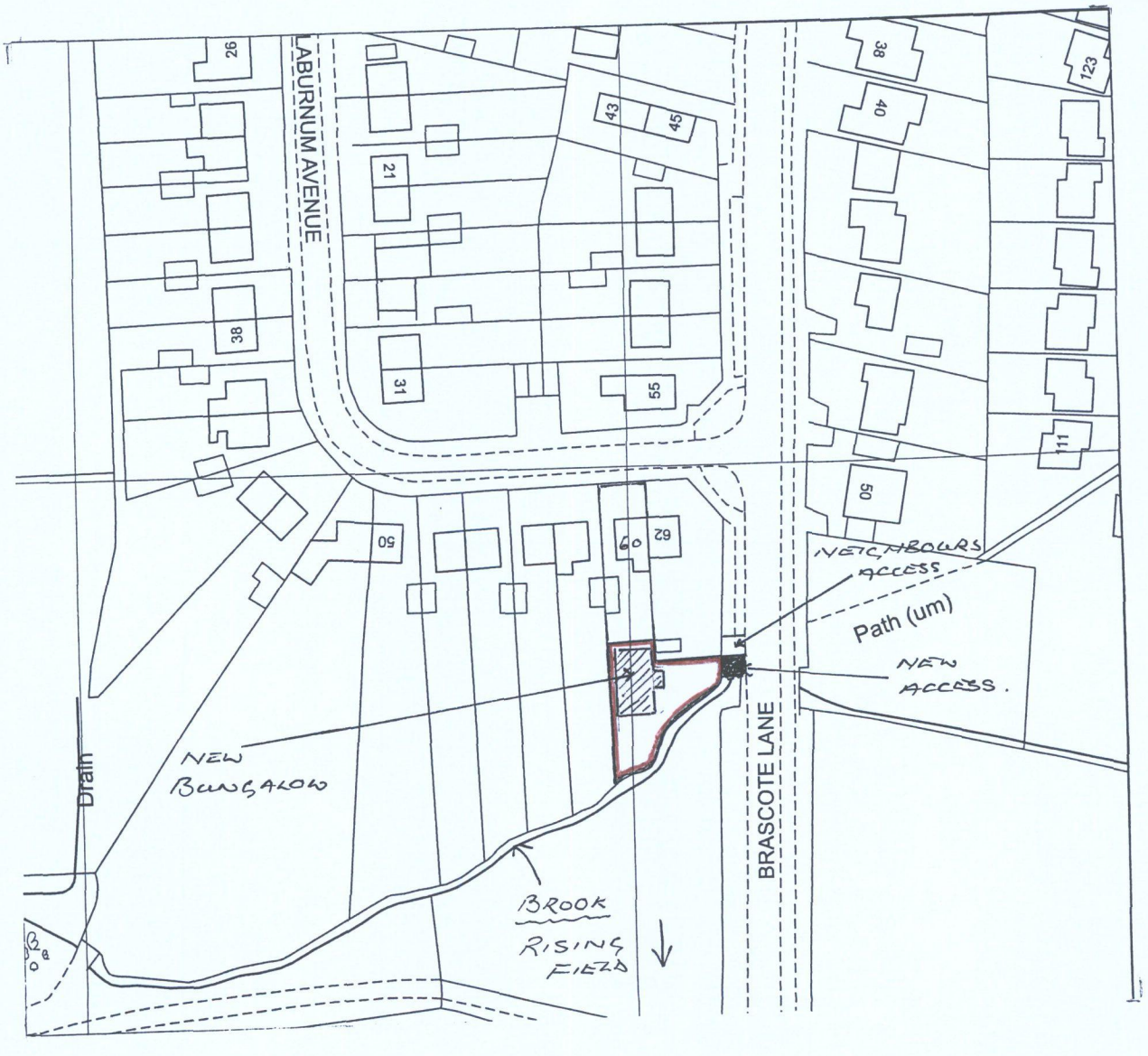
1.01 This Statement is prepared with reference to:
Design & Access statements,
Disability Discrimination Act 1995
Building regulations approved documents.

1.02 This site is a vacant plot of land and forms part of the rear garden to 60, Laburnum Avenue.

1.03 This application is for planning permission to form a new vehicle access and erect a single bungalow.

1.04 This document is to be read in conjunction with the planning drawings and all other associated documents forming part of the formal submission.

1.05 Below is a 1250 scale of the land and its surroundings showing access to Brascote Lane.



2. Site & Area Analysis

2.01 The site lies on the edge of the village of Newbold Verdon at the rear of, 60 Laburnum Avenue and facing, with access onto Brascote lane.

2.02 The area is of mixed designs, Laburnum Avenue consisting of all semi detached on its south side to Brascote lane, which has detached houses and bungalows with many various designs all having private access.

2.03 The site at present is all lawn with various trees, as outlined on the main plan with photographs.

2.04 The site as indicated on the main map shows a large change in the level of ground from the rear of the house to the level intended for the new dwelling.

2.05 The house 60 Laburnum Avenue is to the north of the plot and to the south is a small babbling brook which is rich in trees and hedges. These will be retained to preserve the natural habitat.

2.06 Further to the south over the brook are fields, which are on a rising hill out of the village.

2.07 On the opposite side of the entrance on Brascote lane there are a large amount of trees and hedges and also allotments, which prevent any view onto the proposed dwelling.

3. Building Design

3.01 The design of the bungalow is of small proportion with just 2 bedrooms. The dwelling was designed to fit into the surrounding area with small gables and box like format to imitate the next doors garage which is close by.

3.02 The position of the dwelling is such that both neighbours either side will have restricted views into the privacy of the dwelling and also likewise.

3.03 The design of the dwelling shows that the height of the bungalow to the neighbour's garage of no 62 Laburnum Avenue is only .5m higher but because of the difference in levels between the houses to bungalow and garage, height will hardly be noticed. Position of the bungalow at this point will complete the end of the garden as does the garage to number 62.

3.04 The drive area to the dwelling will be designed to give parking for two cars and ample space to turn so as to restrict reversing onto Brascote lane.

3.05 The proposal does require the removel of several trees (as main plan and photographs show) but the amount of trees and hedges that will be retained near the brook we feel will more than preserve the natural habitat.

3.06 The proposed building materials for the dwelling will be in keeping with the area so as to blend into the proposed plot.

A) Wall construction. Brick

B) Roof construction Concrete tiles

Both brick and roof tile to be agreed with council planning office.

3.07 Design of the access onto Brascote Lane (as main plan) will require the removal of railings which surround the bridge which is adjacent to the property.
New railings will be erected to give the required safety to the bridge.
The drive will require a drop curb running adjacent to the neighbour's drive which will comply to currant regulations and also the lamp post will have to be repositioned.

Driveway construction

The first 6 metres from the road will be tarmac and the remainder of the drive inside the property will be pebbles.

4. Access

Access to site

4.01 All users will have equal and convenient access to the site from Brascote Lane via a new access which will be formed in accordance with the prevailing guidance from the county council's high ways department and the latest building regulations.

4.02 The access will be private to serve this dwelling only.

Access within the site

4.03 Access within the site will be to part **M** of the building regulations where the levels will allow. Where the level changes are too great to allow for access in accordance with approved document every effort will be made to make passage around the new building as easy for all users as possible.

4.04 The proposed parking and access is designed to complement the proposed development and will be in accordance with local planning guidance regulations offering the minimum car parking sizes and distances between spaces.

Access up to and within the building

4.05 Access up to and within the building will be in full compliance with the approved document part M.
Access to and use of building's, 2004 edition where levels permit.
The areas which will be designed in line with part **M** are:

A) The approach to the building
B) Access into the building
C) Entrance doors, corridors, passage ways and internal doors within the entrance storey.
D) Vertical circulation within the entrance storey.
E) Accessible switches and socket outlets within the building.
F) WC provisions in the entrance of a building.

Access for emergency services

4.06 Access for the emergency services will be from Brascote Lane. The private driveway will not be suitable for fire brigade vehicles.

4.07 The building will be designed to ensure the fire safety of all occupants. This will include maximum distances the fire tender vehicle shall be located from the proposed new building in line with the approved document part **B**.

4.08 specific details for this will be provided at the building regulation stage; however the specification for the construction of this development will be in accordance with approved document Part **B**.