S A V A G E H A Y W A R D

A R C H I T E C T S

Proposed Dwelling
36 Old Forge Lane
Fenny Drayton
Nr Nuneaton
Warks

DEVELOPMENT SERVICES

19 MAY 2008

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Mr J Watson

Design & Access Statement

Feb 2008
08/22

1 Foreword

Foreword:

1.01 This Statement is prepared with reference to:

DCLG Circular 01/2006
CABE; Design & Access Statements
Disability Discrimination Act 1995
Building Regulations Approved Documents.

1.02 The site in questions is the garden of a large bungalow style dwelling in Fenny Drayton, near Nuneaton.

1.03 An application was made for a similar development on the site around 20 years ago with the only objection being County Highways issues with the access arrangements. However initial discussions with the County Highways department with regard to this latest application indicate that the previous issue raised is no longer a problem.

1.04 This new application is for a 4 bedroom, 2 storey dwelling.

1.05 This document is to be read in conjunction with drawings Nos.:

- 08 22 02 Site Layout Plan
- 08 22 03 House Type
- 08 22 - Ordinance Survey Plan

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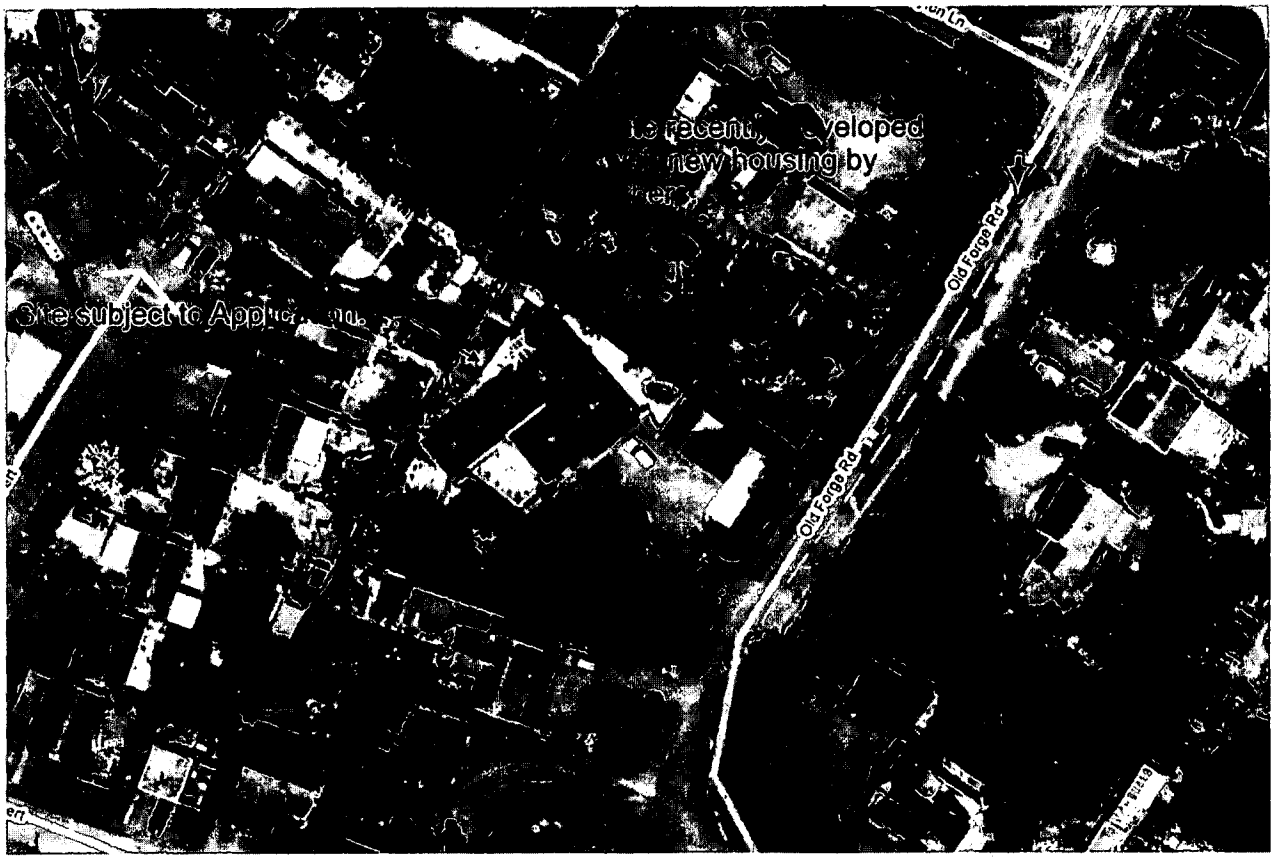


2 Site Analysis

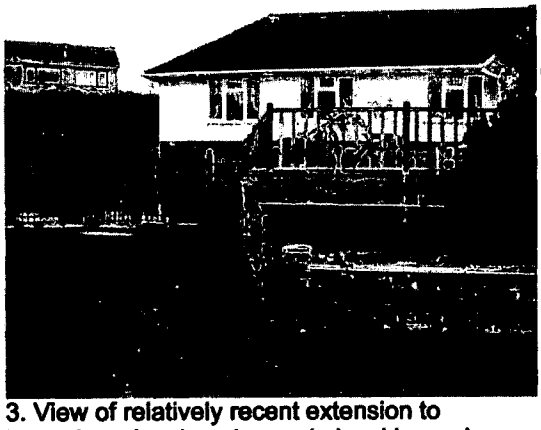
36 Old Forge Road.



1. View of bungalow from Road.



2. View of Bungalow from Access showing rise in gradient.



3. View of relatively recent extension to bungalow showing change in level in garden.

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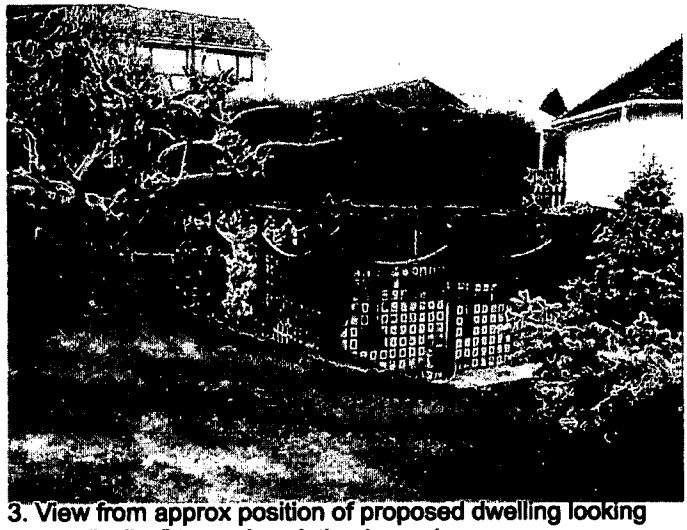
Site Analysis:

2.01 The sit is the large side garden on extended bungalow dwelling.

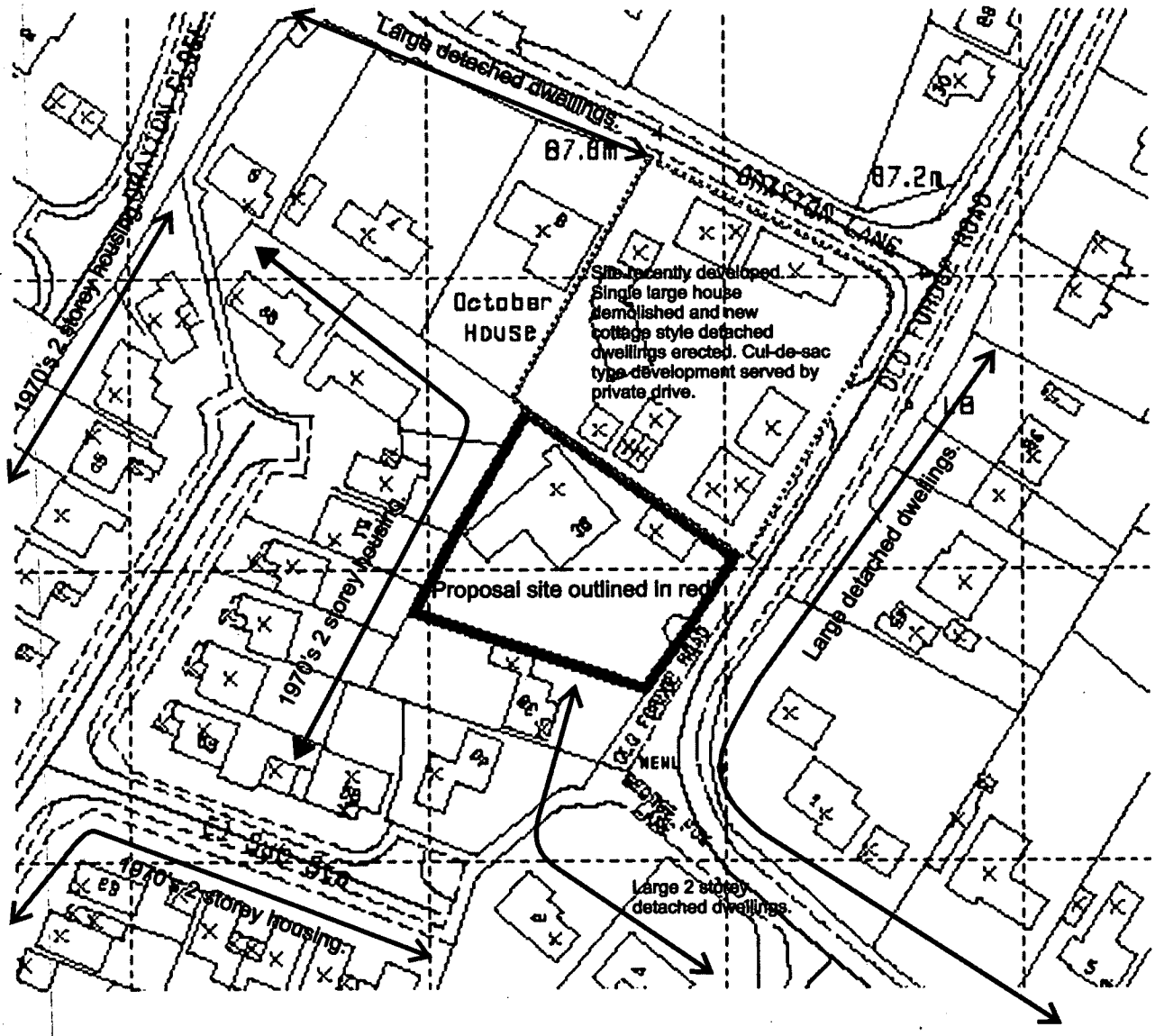
2.02 The proposed development will be an infil development between the existing bungalow and the neighbouring 2 storey dwelling.

2.03 The existing site is surrounded by 2 storey



3. View from approx position of proposed dwelling looking across "valley" towards existing bungalow.

2 Site Analysis



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2 Site Analysis

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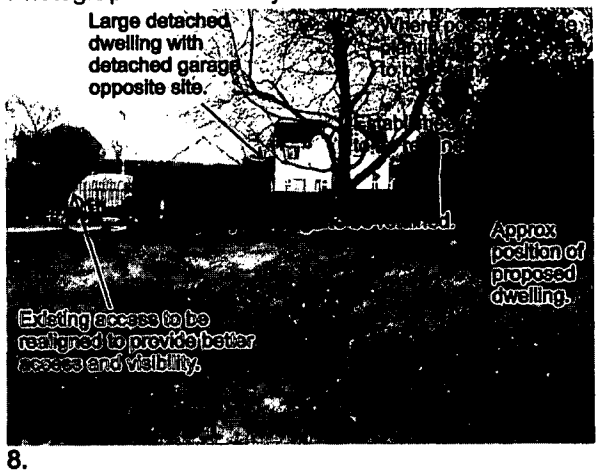
Existing Area Analysis.

2.09 Photographic Area Analysis of site below:



5.



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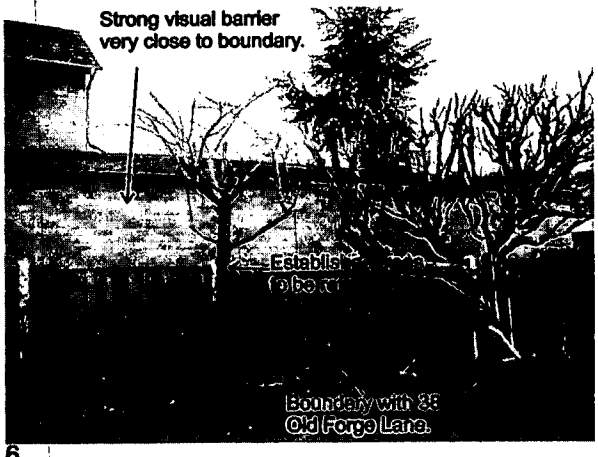

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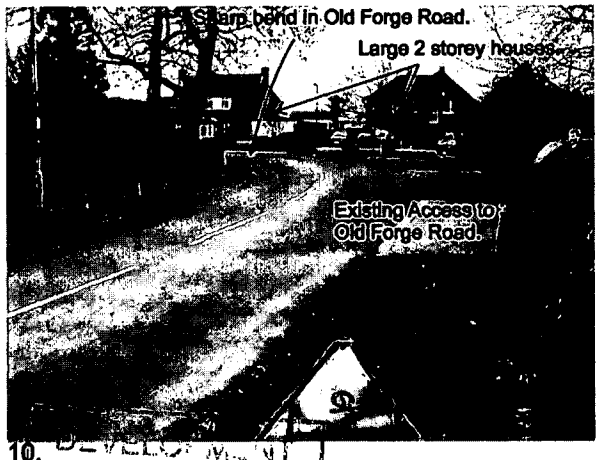

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2 Site Analysis

Existing Area Analysis cont.

2.09 Photographic Area Analysis of site below cont:



11.



12.

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3 Building Design

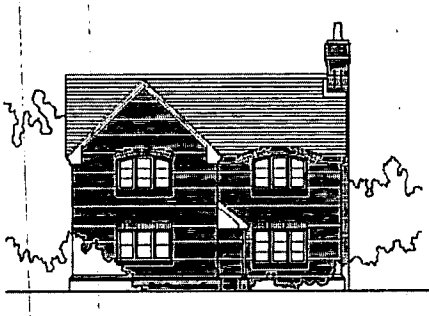
3.01 The proposed building design is shown below.

3.02 The building has been designed to fit in with the surrounding village in its traditional cottage style.

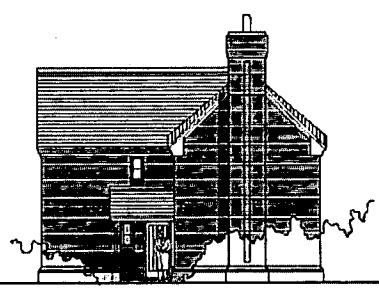
3.03 The layout of the ground floor has been designed to allow for the main living area to overlook the rear gardens and to keep these areas away from the main road.

3.04 The first floor allows for 2 good sized double bedrooms, 1 of which is en-suite and 2 further single bedrooms.

3.05 The exterior of the building has been designed a style that is fairly common in this area of Leicestershire. The eye-brow windows and chimney style being particular features that are common to this type of dwelling. The eye-brow windows also feature on the new dwelling adjacent to No. 36 Old Forge Road as shown on the photos on the previous pages.



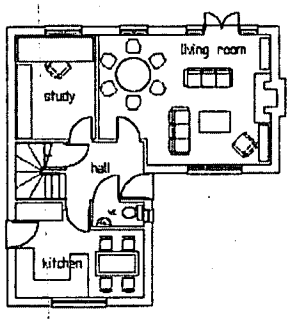
Front Elevation



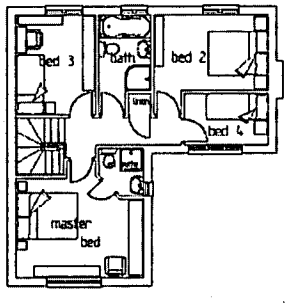
Side Elevation



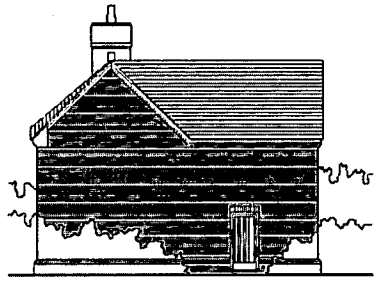
Rear Elevation



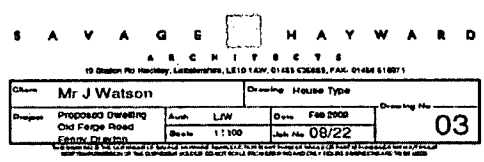
Ground Floor Plan



First Floor Plan



Side Elevation



3.06 The window cills have a brick plinth detail which is also common to this style of dwelling.

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3 Building Design (continued)



3.07 The house a brick plinth detail all the way around the bottom which is also common to this style of house.

3.08 The windows themselves will be timber with glazing bars as indicated to be in keeping with a more traditional style of window.

3.09 The brick solider shown over the windows and doors should be in a contrasting brick to the main area of brickwork to pick out these details.

3.10 The brickwork eaves kneelers also add to the traditional look of the house and help to tie it in with the village nature of Fenny Drayton.

4 Access



4.01 All access to and around the building is to be in accordance with the DDA and Approved Document M of the Building Regulations.

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