



Design and Access Statement
for: Proposed Two Bedroomed Bungalow
to
Land behind No's 42 – 44 Main Street, Carlton, CV13 OE2
To be read in conjunction with drawings no's DPM936/01 & 02

Stage 1 Assessment

The site in which the proposed development is to be sited is currently under the ownership of Mr D Bream of 14 Main Street, Carlton, Nuneaton, CV13 OE2, the present use of the above-mentioned land is presently unused.

The existing boundaries to adjacent properties are defined by a mixture of timber fencing; hedging as shown on drawing no. DPM162/01.

There are no "Rights of Way" over the said land or is subject to any other planning policies which could affect the development.

The only persons directly affected by the proposal are: a) the client (owner of the site) and adjacent properties.

The height of the bungalow doesn't exceed the height of the surrounding buildings, including the newly built home to the adjoining site.

Stage 2 Involvement

Outline Planning application was made but subsequently advise to submit Full Planning application showing existing brick outbuilding to be rebuilt to form garage (retaining/adding feature brickwork) with smaller two- bedroom bungalow attached

Dormer windows omitted to ensure maximum privacy to adjacent dwellings

Rear access retained to existing properties No's 42 and 44 Main Street including a parking provision.

Any further comments/concerns received following the statutory notice period will be addressed as far as reasonable practical.

Stage 3 Evaluation

The design of the properties ensures that there are no windows of clear glazing overlooking the adjacent properties ensuring maximum privacy to the residents.

Stage 4 Design

The visual appearance of the proposed dwelling has been designed to match in with existing outbuilding (new garage) with feature brickwork, e.g. panels, corbelling, soldier courses etc.

1. Facing brickwork matching existing outbuilding.
2. Timber effect UPVc double glazed windows and doors,
3. Black upvc guttering and fall pipes.
4. Roof tiles to match as closely as possible to adjacent properties.

All to the approval of H&B Planning Department before commencement of the works.

The floor areas of the properties sit comfortably on the site giving adequate vehicular/pedestrian access and parking arrangements.

Stage 5 The Design Component

The proposal for the domestic dwelling is the only logical proposal for the site, with being surrounded by other residential properties

The required services e.g.: gas, electric, water, telecommunications & L.A. adopted mains drainage are located within Main Street for easy connection.

The vehicular access is from Main Street via the existing modified existing access as shown on proposed site.

Soft landscaping to the site boundary is to be provided were practical, existing/new 1800mm high close boarded fencing erected to separate the new dwellings from the existing properties site boundary.

The size, length and height of the new dwelling is in keeping with the area of the plot of land giving reasonable garden/patio and parking areas. (as per shown on Drawing No. DPM162/01)

The higher level of ground will be reduced to the lowest level to ensure the height of the new bungalow is not imposing to adjacent properties and vision from windows is reduced to areas of the site e.g. garden/patio

Hard landscaping to the front of the house will consist of a permeable block paving (to be to H&B Planning Depts. approval.)

Decorative paving is envisaged to the rear of the properties with a maintained garden area.

Stage 6 The Access Component.

The properties are to have a similar pedestrian and vehicular access as with nearby existing dwellings all to H&B guidelines and specifications, including DDA guidelines.

The land will be levelled to the lowest level to provide easy access for persons of a disability