

Design and Access statement

Planning application for a detached 3 bedroom house on corner of Miltown way and Pickwood Avenue



Photo courtesy of Google Earth

Introduction/Context

This design and access statement has been prepared to accompany the planning application to build a detached 3 bedroom house in the triangle shape parcel of vacant land at the junction between Pickwood Avenue and Milltown way, adjacent to Fairview road.

An observer would see a number of different house styles with the relatively new houses, recently built by Seddon's on behalf of Your Housing group, adjacent to the site. These have a contemporary appearance with red/brown brick and cream/white render. Opposite the site on Fairview road are a row of bungalows with a similar mixture of red/brown brick and grey/white render. Along Pickwood Avenue are some houses ranging in age and size, which are a mixture of styles combining red/brown bricks with mock Tudor gables and buff brickwork. These house styles continue up Milltown way as far as can be seen from the site.



House on Mulberry way



Site as seen from Fairview road



House on Milltown way



House on Pickwood Avenue



New houses on Fairview road



Bungalows on Fairview road

Proposal

The application is for a two storey three bedroom house, built in a similar style to those on the Milltown way estate using red/brown bricks with projecting bay feature window serving the lounge. A lean to roof over the bay window extends over the front door to provide a covered porch, similar to styles on Milltown way and Pickwood Avenue.

Use/Amount

The proposed development is designed to suit the existing site and building constraints, orientated to be parallel to Milltown way, fronting onto Pickwood Avenue providing one detached house for open market sale, having off road parking space for up to 3no vehicles, including a vehicle parked in the garage.

Layout

The layout is governed by the roughly triangle shape of the plot, the access point, the topography of the site and the surrounding land, and the Council's guidelines to amenity space in housing layouts. With regards to increasing the highway danger due to the likelihood of vehicles being parked on roads, ample off road parking has been proposed consisting of a garage to the side, facing the boundary to Milltown way but off set six meters from the boundary to allow parking for 2no cars on the drive, whilst also not detracting from the visibility across the frontage for road users exiting Milltown way and Pickwood Avenue. Overall the proposal allows for 3no vehicles to be parked on the site without increasing the number of vehicles parked on the highways. The site would be open frontage with a low knee rail to denote the back of the pavement/garden boundary to preserve the visibility across the site for road users exiting Milltown way, Pickwood Avenue and Fairview road. The footprint of the property is proposed to be 73.7 sqm, 24% of the 307.0sqm site area. This leaves sufficient amenity space for the property in keeping with the open character and appearance of the surrounding built environment, well within the recommended ratio for amenity space within the plot.

Scale

The scale of the proposed dwelling is in keeping with the similar houses on Pickwood Avenue and Milltown way, being consistent with the surrounding area and other 3 bedroom houses. The houses on Pickwood Avenue and Milltown way vary somewhat in size which adds to the open feeling of the built environment, which is preserved with this proposal.

Appearance

The proposed development is designed to complement the houses on Pickwood Avenue and Milltown way, using the red/brown brick style of the houses and the bay feature windows with lean to roofs to the front of the houses. The mock Tudor gables seen on Milltown way and Pickwood Avenue has not been incorporated into the design to blend the proposed property in with the properties on Fairview road, which do not have the timber/render designs on the gables.

Landscaping

The garden frontage shall be open with knee high railings marking the boundary between pavement and garden. A front lawn will be surrounded by low level shrubs as seen in gardens on Pickwood Avenue, Milltown way and the newer houses on Fairview road as built by Seddons. A buff stone/riven effect slab path will provide access from the road to the main entrance door, in the direction of the bus route and main Ashbourne road through Leek. Parking space for two vehicles shall be formed using permeable block paving to compliment the pedestrian paving, again with a buff stone/riven effect slab path to provide access to the main entrance door and the back door.

Access

Although the roads leading to the site are on gradients, Milltown Way and Pickwood Avenue across the frontage and within the site development are fairly level. The shortest route to the main Ashbourne road leading to Leek town centre is via Pickwood Avenue which has a slight gradient towards the main road. There will be level access to the main entrance door via the path from the adjacent pavement.