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Design and Access Statement

This statement has been prepared to support a full planning application for the proposed detached dwelling adjacent No 112 Basford Bridge Lane Cheddleton, ST13 7EQ

The submitted plans have been the subject of a careful conception in order to deliver a proposed scheme that will provide a family home that is in keeping with the surrounding properties and complies with the conditions raised in the outline application (Ref 08/01068/out).

Design

Use and Amount

The land was purchased with outline planning permission for a detached dwelling (ref 08/01068/out)
The proposed site previously formed an area of garden to 112 Basford Bridge Lane, has an area of 435m2
The dwelling which is 2 storeys in height has a ground floor area of 96m2 and first floor area of 85m2.
The Driveway and hard standing has a total surface area of 123m2.
The soft landscaping has a total surface area of 207m2.

Layout

The proposed dwelling will front onto Basford Bridge Lane, Cheddleton. The proposed property will be sited on a slight angle to No 112 Basford Bridge Lane and will run parallel with No 110 Basford Bridge Lane. The property will be set 1 metre away from the existing boundary retaining wall and will allow a side access down to the rear of the property. The area of land to the front of the property will be made up of a central driveway giving a turning head for cars with side borders that will be planted with low level shrubbery.
The area to the rear of the property will be made up of soft landscaping and shrubbery.

Scale

Due to the level difference of 2.240 metre's between No's 110 and 112 Basford Bridge Lane, the decision was made that the proposed dwelling would be set at a Finish floor level of No 110 Basford Bridge Lane. If this had not been the case, there would have been retaining level issues between the paths and driveways of the 2 adjacent paths.
In the planning conditions it was stated that 'the ridge height of the proposed development can not exceed the ridge height of No 110 Basford Bridge Lane'.

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With this condition in mind, it was decided that the property would be designed to appear like a bungalow from the front elevation with dormers built into the roof space. To the rear of the property it was decided that the property would become 2 storeys in height giving full head room to the rear bedrooms.

Landscaping

The landscaping to the front of the proposed property will consist of a driveway with turning head constructed with Impermeable block paving with side retaining garden walls bedded with low level shrubbery. The existing boundary wall where the driveway is going to access into the site will be carefully removed and made good, with new access gates entering in swinging into the site.
A 1 metre strip of paving slabs will be laid around the perimeter of the property giving a hard surface for access into the property. Due to the fact that the existing site slopes front to back this means that a small retaining wall will be required with steps down to the rear garden. The landscaping to the rear will be mainly grassed with low level shrubbery.

Appearance

Basford Bridge lane has a mixture of two and single storey dwellings of different styles and from different periods of time. The proposed dwelling has been designed to fit into the row of properties with minimal impact, yet still being individual in its character and style. The property is to be rendered and painted to match No 112 Basford Bridge Lane.

Access

A new independent and pedestrian access will be supplied with a new dropped kerb onto Basford bridge lane. The new access allows pedestrians and vehicles to enter the plot and turn around leaving the plot in a forward gear.