1042 - Proposed demolition of existing dwelling and construction of two new dwellings at Briar Clough, Clay Lake, Endon

Design Access Statement prepared by Tarpey Woodfine Architects - 19th July 2018

01. Use
The existing house is a dilapidated detached dwelling with frontage onto Clay Lake. The dwelling is located close to the road with large gardens to the rear of the dwelling.

The proposal is for demolition of the existing house and construction of two new houses set back from the road on approximately the same building line as the adjacent dwellings.

02. Amount
The site area is approximately 1350m². The proposed dwelling has an eaves and ridge heights of approximately 5.2m and 9.7m respectively. The dwelling has an external footprint of 126m² and a total floor area of 295m².

There is adequate provision for each dwelling of 3 in-curtilage car parking spaces (including the single garage). There is turning space to allow vehicles to egress the site in a forward gear.

03. Layout
The proposal retains the existing vehicular access and driveway position and creates a proposed additional vehicular access. The accommodation is arranged around an L-shaped plan with the entrance, snug and laundry located to the front of the dwelling and the kitchen, dining, and living room facing the private garden to the rear. The integral garages are located to the side of the houses and set back from the front elevation. The layout takes advantage of the open aspect to the south of the site and rooms are arranged around a central hallway which connects all floors.

04. Scale
The proposed dwellings are set well back from the road. The front elevations comprise of 1 gable with a central front door and porch. The garages being further set back to the side of the houses. Some of the accommodation sits within the roof which reduces the scale of the proposal.

0.5 Landscaping
There are established trees and hedges around the site. It is envisaged that a sensitive landscaping scheme would ensure that the proposed dwellings sit comfortably within the setting.

06. Appearance
The proposed dwellings would be constructed from high-quality brick & rendered walls and clay roofing tiles. UPVC will be used for fascia board and soffits. Windows will be either PPC Aluminium or grey UPVC. The front elevations will feature a tiled oak porch to the main entrance door.

07. Access
There is an existing vehicular access to the dwelling which would be retained to serve one of the new dwellings. It is proposed that an additional vehicular access will be created.

08. Climate control mitigation
The proposed dwelling will be located within close proximity to Endon Primary and Secondary Schools and other amenities, therefore it is in a sustainable location. The dwelling will be constructed to exceed current building regulations and south-facing windows provide passive solar gain.