

DESIGN AND ACCESS STATEMENT FOR PROPOSED
REPLACEMENT DWELLING,
THREE TREES, CLEWLOWS BANK, STOCKTON BROOK, ST9
9LN

AMOUNT

The proposed dwelling is located in Clewlovs Bank Stockton Brook.

The application is to replace an existing detached dwelling.

The current dwelling is old and considered unacceptable for modern day living standards, the proposal will therefore be in the region of 30% larger than the existing property.

The surrounding area is residential with similar two storey properties in close proximity.

The layout of the design maximises the rather narrow site and is in keeping with the adjacent properties, maintaining the existing building line.

USE

The proposed use will not change, it is a dwelling.

LAYOUT

The layout will be as the block plan and scheme drawing.

It is considered that the proposed scheme will improve the overall impression of the streetscape and re-inforce the existing scale of Clewlovs Bank. The elevational treatment is deliberately simple to reflect the inherent and varied patterns of development found locally.

SCALE

The scale of the proposal is in keeping with the adjacent / surrounding properties.

LANDSCAPE

The existing established soft landscape will mainly be retained with new planting to supplement this.

The existing hedges to either side will be retained to maintain privacy.

The neglected rear garden will be re-instated.

APPEARANCE

The appearance is considered appropriate and is that of a dormer type dwelling. The proposed use is to house a modern day family, which the existing dwelling, in its current state, is clearly not capable of.

Traditional forms of construction will be used throughout, namely facing brickwork and concrete roof tiles

The design is considered appropriate to the area and maximizes the opportunity available for improving the character and quality of the area.

ACCESS

.Off road parking is currently available, which is to be retained to create off road parking for two vehicles.