

# **Design Access Statement**

Project

**Two Semi Detached Dwellings**

at

**Site Rear of**

**84 Chelmsley Lane  
Marston Green  
Solihull  
B37 7BP**

*Date Prepared 01.12.2020*

# Design Access Statement

## 1.0 Introduction

The application site is located within the residential area of Marston Green and lies to the rear of No 84 Chelmsley Lane. Currently the site is extended private amenity space serving No.84. To the rear of the site exists a large garden building and unkempt vehicular access and right of way beyond. The right of way / access is provided through the new large residential Kier development of Old Farm Drive.

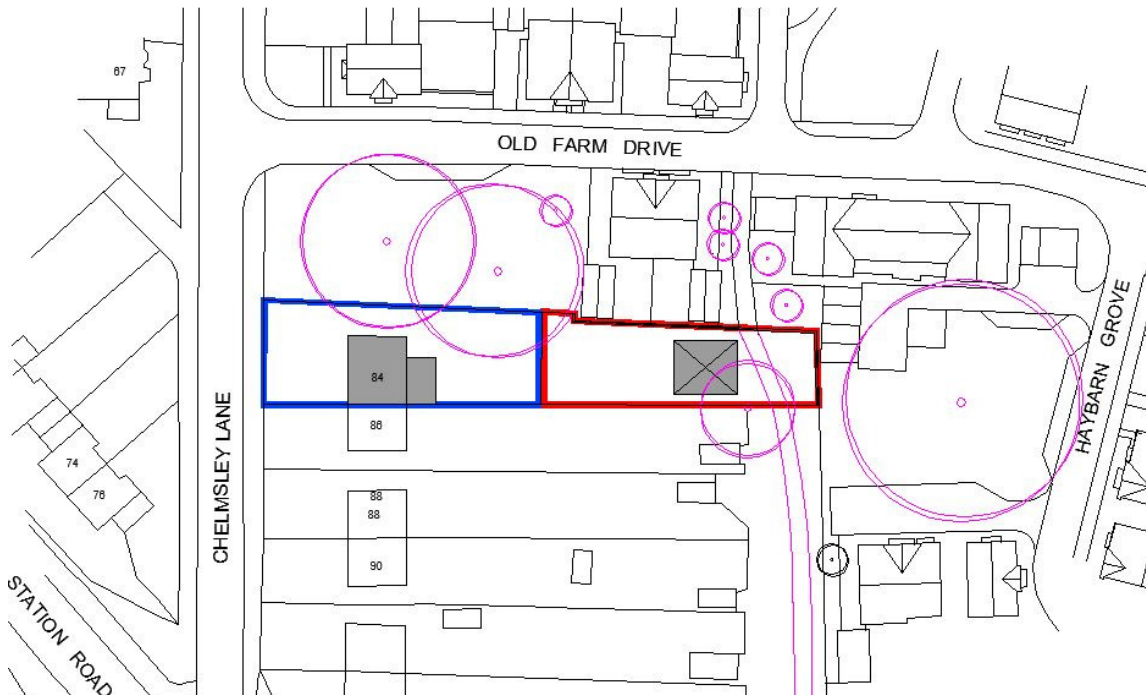


Fig 1. Location Plan NTS – Application site edged red.

## 2.0 Site and History

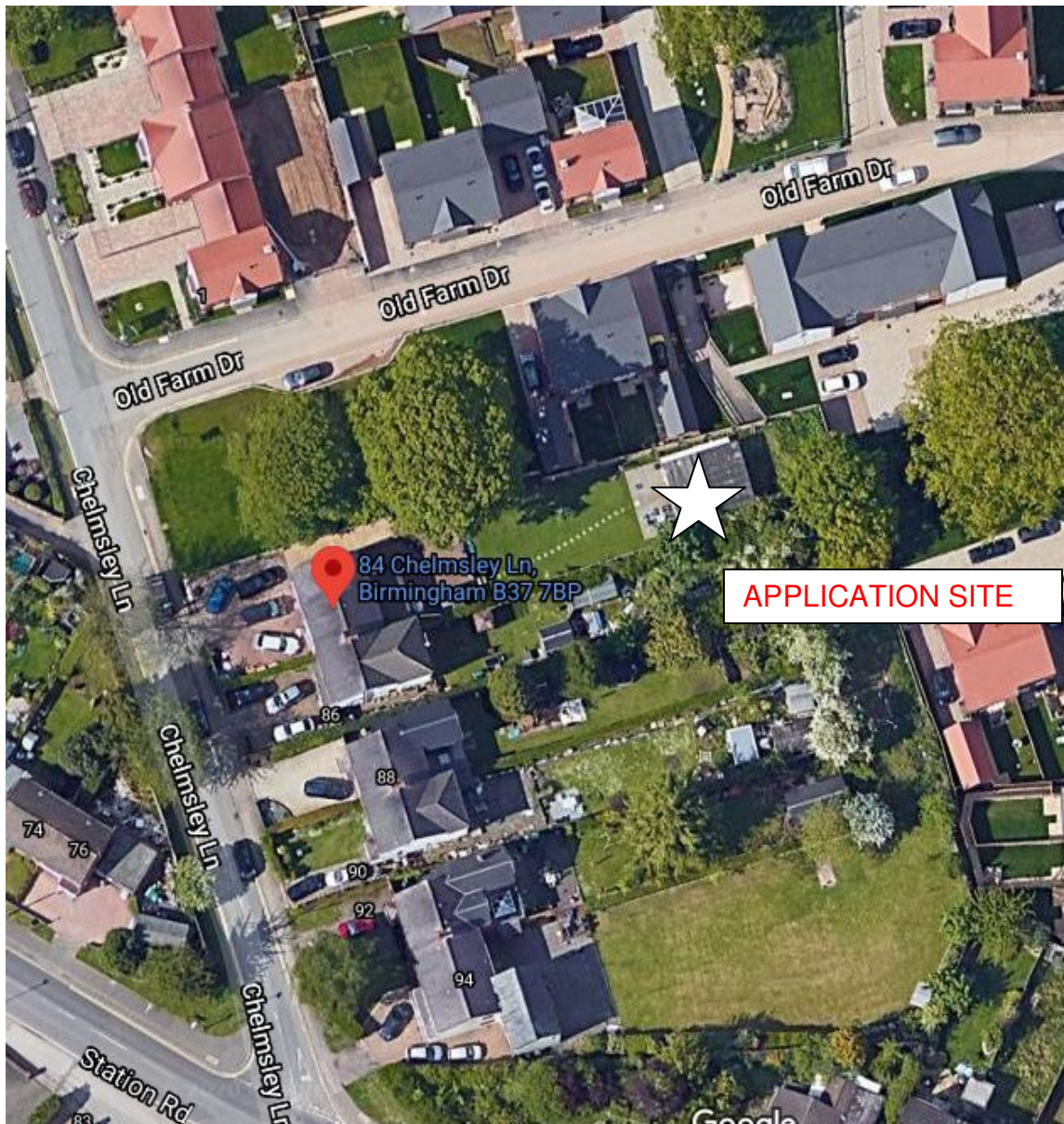
No.84 Chelmsley Lane lies within the growing commuter village of Marston Green, Solihull. Over the years the village has expanded largely due to the presence of the railway station, which is within walking distance of the site. Excellent links exist to the nearby local and major facilities such as the Airport and NEC which can be accessed together with train lines affording commuter routes to Birmingham . Coventry and beyond.

Major residential developments have taken place over time within the surrounding area. Examples of these are those lying at the former Marston Green Hospital site and more closely, the residential developments within Chelmsley Lane at Wavers Marston and the latest Kier development at Old Farm Drive which surrounds the application site.

Chelmsley Lane comprises of a mix of residential styles being terraced, semi-detached and detached. Styles range from cottage character through to more traditional in appearance with no defined format. Units generally comprise of a mix of bungalows, 2

and 3 story dwellings, all in a variety of materials. The new Kier development immediately adjacent the application site consist of a varied mix of residential apartments and dwellings, with appearance brought forward to sympathetically reflect the local vernacular. It is intended that the proposed dwellings for the application site will follow the same appearance to fit in with immediate surroundings.

Fig 2 Aerial view – application site marked with star.



### **3.0 Site Assessment / Context**

The application site generally forms extended private amenity space to the rear of No. 84 Chelmsley Lane which is largely laid to turf. The site proposed for the development currently occupies an area of approx. 356m<sup>2</sup> with the average overall dimensions of circa 35.2m x 10.11m (ave). The site is generally level with a slight fall directly from the main dwelling of No .84 towards the rear boundary. Boundaries are all well defined and generally follow straight lines. The overall condition of the site immediately behind No.84 is good and well maintained..

Towards the rear boundary, the site is occupied by a flat roofed garden building of circa 54sq.m. Beyond this lies an area of un-kept hardstanding with shared vehicular access beyond. The vehicular access is afforded directly off Old Farm Drive.

Old Farm Drive is a recent new build development constructed by Kier. The site generally comprising of a mix 1, 2, 3, 4 and 5 bed residential dwellings, together with green public open spaces and easy access points to existing public rights of way.

Old Farm drive is accessed from Chelmsley Lane lying West of the site and gives the main access to Marston Green's local shops, together with well serviced public transport links to the wider area.

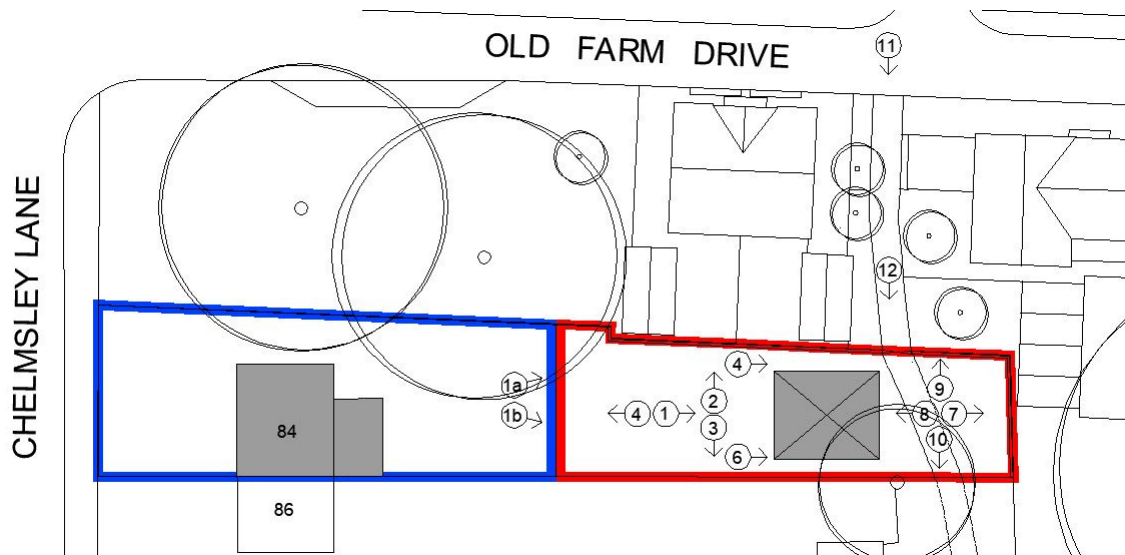


Fig. 3 - Photo location key – See following images.





Photo 1 – Looking from rear of No. 84 towards garden building.



Photo 1a - Looking back from No.84 towards to rear of Old Farm Drive



Photo 1b - Looking back from No.84 towards boundary of No. 86