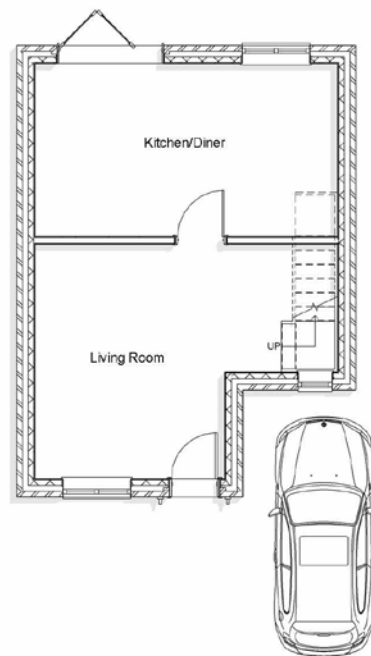


1 Capstone Road Design and Access Statement



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Context:

My client is seeking planning permission on their site at 1 Capstone Road in the garden space that currently is redundant and rarely used. This is for a proposal for a new dwelling within this curtilage.

The site:

The site is located West of Capstone Road within a developed area. The site has its own access via Capstone Road. The surrounding area is characterised by semi-detached, terraced and detached properties. A lot of the surrounding properties have been developed and extended. These vary from rendered facades, Brick facades and cladded facades.

The Proposal seeks to make the best use of the current vacant Space whilst still retaining substantial grounds in and around 1Capstone Road.

Consultation:

No Pre Application advice has been sought prior to this application.

Landscaping

The proposed areas will be landscaped in the appropriate manner allowing the property to have a rear garden and front garden. The access to the rear gardens will be via the side access.

Design and materials:

The design of this modern sustainable home takes into account the surrounding properties and will reflect these in the appearance. The use of tile cladding will break up and articulate mass and create a more visual interest than just render.

Access

Please see enclosed Drawing A101 for a scale plan showing the location of the working area proposed, there will be no issues with access in or out the site, this proposal should not have implications on any existing traffic arrangements.

Parking Provision:

Consideration has been allowed for on plot parking at the front for one family car for the new dwelling.