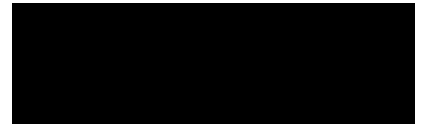


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Design & Access Statement

Proposed House at rear of 39 Pear Tree Drive, Great Barr, Birmingham, B43 6HT

1 Site Description

The site lies to the rear of No 39 Pear Tree Drive, which is a large, detached house set in extensive gardens of 1,115 square metres in area. The site stands on the corner of Pear Tree Drive and Grove Vale Avenue. No 39 has a plot width of 21.3 metres and is about 55 metres deep. The site is orientated with the main elevation facing North West onto Pear Tree Drive with the South West facing side boundary fronting Grove Vale Avenue. The site falls from the frontage on Pear Tree Drive 2.15 metres down to the rear boundary. The rear of the plot has a riparian boundary in a small stream set a further 1.2 metres below.

The site has some mature trees forming a tree screen on the boundary between no 39 and 41 and an attractive silver birch tree at the rear of the plot close to the boundary on Grove Vale Road. There are a few smaller trees set close to this boundary.



General view of Pear Tree Drive at the junction with Grove Vale Avenue. No 39 is the half timbered house on the corner.

To the North East of the site sits No 41 Pear Tree Drive, another large, detached house with a similar large garden, whilst to the South East, on the rear boundary and on the other side of the stream stands a large, detached bungalow.

The Pear Tree Estate comprises mostly large traditionally build and styled detached houses in large gardens as shown on the above photograph.

2 Proposals

It is proposed to remove an existing timber summer house and fence off almost the rear third of the plot (366 square metres) as a site for a new five bedroomed detached house as depicted on the application drawings. This large house has been designed to be in keeping with the style and sized of most of the dwellings on the Pear Tree Estate, with steep, plain tiled roofs and detailing reflecting the established character of the area. The density of this development will be 27.3 dwellings per hectare, in keeping with the surrounding area.

The Council's Residential Design Guide (January 2014) was consulted extensively during the design process and all guidance has been meticulously followed, in particular the external space standards are respected, off street car parking requirements are exceeded as is the rear amenity space standards. The boundary between the new property and No 41 Pear Tree Drive already has a reasonable tree screen and substantial hedge, but it is proposed to enhance this with further tree planting. At the road frontage on to Grove Vale Avenue it is proposed to build a 600mm high brick wall, with blue brick coping similar to walls that the vast majority of the properties on the estate feature. This will delineate the property's private space. The existing silver birch tree is to be retained.

The vehicular access is provided to the northern boundary of the plot in order to provide an adequate site line (2.4 metres x 35 metres) for vehicles accessing the site. To the North full visibility is available to Pear Tree Drive. In addition, a 45 degree visibility splay is provided to allow emerging vehicles to see approaching pedestrians.

This section of Grove Vale Avenue has currently, on both sides of the road, large expanses of side garden fencing, running nearly 70 metres from the junction with Pear Tree Drive to the first property providing an uninteresting, boring and fortress-like appearance to the road. The introduction of a new house, overlooking the road will provide natural security, interest and activity to this drab street scene, as suggested by the Council's Residential Design Guide.



View from Grove Vale Avenue towards Pear Tree Drive. Application site is where the silver birch and white summer house stand.



View from Pear Tree Drive down Grove Valley Avenue with No 39 Pear Tree Drive on the left.

3 Access

The House is required to be designed in accordance with Building Regulation Approved Document M and will thus meet modern, government set standards for easily accessible and inclusive dwellings.

There is a local shopping centre on the corner of Bowstoke Road and Newton Road, less than 300 metres distant, where bus stops providing a selection of frequent services to all parts of the Black Country are also found. More shops and a large supermarket are just 1.5 kilometres away (Scott Arms).

Tame Bridge Parkway rail station is less than 2 kilometres away and Hamtead rail station is 2.3 kilometres. Of course, the M5 and M6 interchange, Junction 1 at Great Barr is only 2 kilometres away, so the site is well placed for transport links to all parts. An electric vehicle charging point will be provided.



Google image of the site's (edged in red) environs.

Access for emergency services will be excellent as this quiet estate is served by a wide road system with very little on street parking.

4 Flooding

The proposed house stands adjacent to an existing stream so a Flood Risk map is provided below ([https://flood-warning-information.service.gov.uk/.](https://flood-warning-information.service.gov.uk/)) This shows that the risk of flooding to a depth greater than 900mm is unlikely however the house is set with a floor level some 1450mm above the stream.

Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Medium risk: depth

Location

Enter a place or postcode



[View the flood risk information for the location you originally searched for](#)

[View the flood risk information for another location](#)

This information meets the requirements of the EU Floods Directive 2007/60/EC

5 Conclusion

The proposal meets the guidance contained in the Council's Residential Design Guide. The new dwelling is sympathetic to the estate and it is believed to have an acceptable impact on the area, in some aspects providing a beneficial improvement to this already mature and well designed estate. The new house is well located for transport and well served by local facilities and is thus sustainable. It will provide a large family house to meet the aspirations of the area's communities and contribute to the economic wellbeing of the borough through council taxes and the infrastructure levy.

The applicant is willing to work with the local planning authority to resolve any issues raised and would accept any reasonable conditions imposed by the council as they see fit. The council is asked to approve the submitted application.

End