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# Design and Access Statement

Hansell Dr, Dorridge



## Introduction

This design and access statement has been prepared on behalf of the applicant Matthew Macklin. It accompanies a detailed planning application for two residential dwellings located on Hansell Drive in Dorridge.

This document provides an assessment of the site and its context which underpins the design of the proposed development. Design principles are demonstrated together with a full explanation of the proposal in terms of use, layout and scale. The intention of the application is to seek Detailed Planning approval.

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## 0.0 Contents

### 0.1 Document Format

0.1.1 This DAS is divided into 3 sections.

#### **Section 1 Introduction and Assessment**

#### **Section 2 Proposed Site Layout**

#### **Section 3 Summary**

## 1.0 Assessment

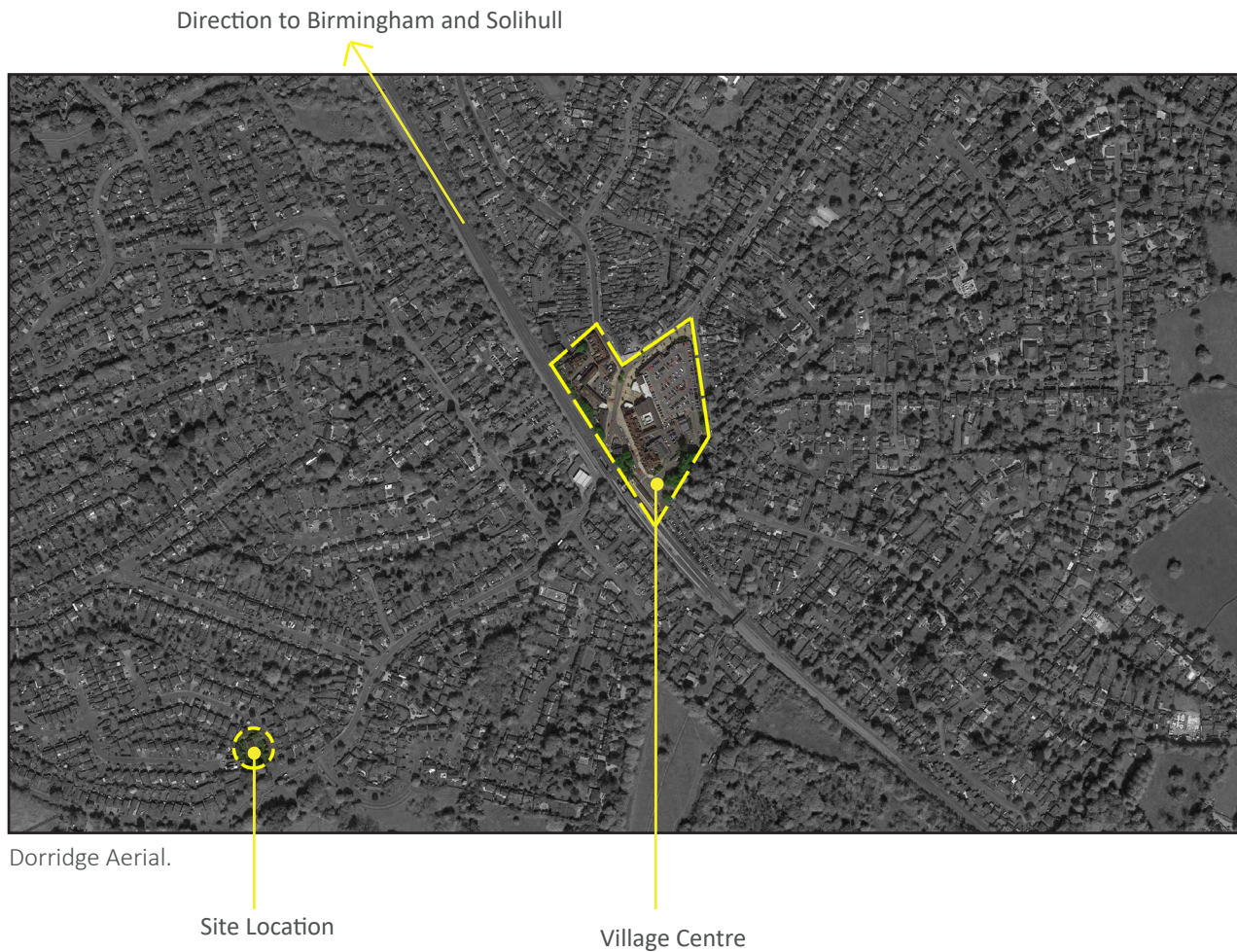
### 1.1 Location

1.1.1 - The development site is situated approximately 0.6 miles to the South-West of Dorridge village centre.

1.1.2 - Hansell Drive is situated off Earlswood Road and the B4101 Grange Road, providing it with good road links into the village centre and to the Midlands motorway network.

The site is located approximately 0.65 miles from Dorridge Primary School.

1.1.3 - Solihull city centre is within approximately 3.15 mile to the North and Birmingham City Centre is 9.60 mile to the North-East.



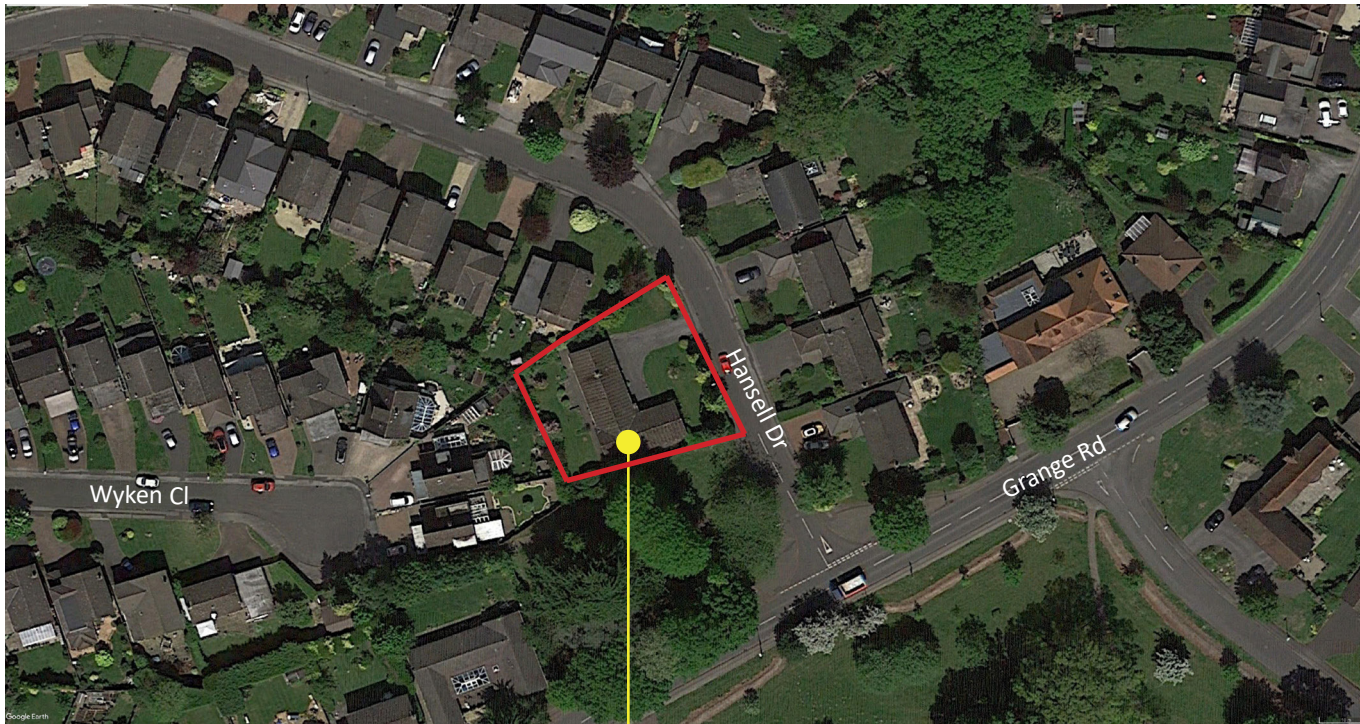
## 1.0 Assessment

### 1.2 Site Location

1.2.1- Hansell Drive is situated in a well established residential area. The application site currently has a large detached bungalow built circa 1970 and is constructed brick. It is the only bungalow on the road that is made from 2 storey dwellings and therefore stands apart.

1.2.2- The site is mainly flat and measures 0.23 acres. The perimeter of the site is bounded to the north, south and west by an existing fence line and it is enclosed by a neighbouring garden. Access to the site is gained via Hansell Drive.

1.2.3 - The existing dwellings are set back from the road frontage and occupy the full width of the plots that they occupy. Several prominent features such as bay windows, front porches, brick heads and timber panelling are prevalent in the surrounding area and add to the general character.



Site Location

Existing bungalow to be demolished



Southern Street Elevation With Site.



Eastern Street Elevation down Hansell Dr.

Render

Overhanging eaves

Brick Head

Bay window



Northern Street Elevation down Hansell

Timber panelling

Parking to Front



White UPVC window frame

Multi stock brickwork

Western Street Elevation down Wyken Cl.

## 2.0 Proposed Site Layout

### 2.1 Analysis Site

#### 2.1.1 - Use

It is intended to demolish the existing large detached bungalow and replace it with two detached 5 bedroom 2 storey dwellings of high quality construction. Careful consideration has been given to the placement of the dwellings to ensure that they have sufficient breathing space on the site and neighbouring properties. Local precedents have been followed in order to be complimentary to the existing street scene.

Generous amenity space has been retained to both proposed to the rear, with parking to the front in keeping with neighbouring properties.

#### 2.1.2 - Amount

The current bungalow sits on 0.23 acre site; the existing footprint of the bungalow measures 211.70 m<sup>2</sup>. The proposal is to provide 2no high quality detached dwellings, plot 1 will provide 5B9P and plot 2 will provide 5B9P of accommodation over two floors.

The dwellings, which front Hansell Drive, are of 2 storey construction, with parking to the front and private garden to the rear.

The proposed dwellings have a Ground Floor foot print of:

- Plot 1, 104.0 m<sup>2</sup> with an amenity space of 155.95 m<sup>2</sup>
- Plot 2, 101.0 m<sup>2</sup> with an amenity space of 192.25 m<sup>2</sup>.



Proposed Site Plan.



## 2.0 Proposed Site Layout

### 2.2 Site Layout

#### 2.2.1 - Layout

Careful consideration has been given to the positioning of the dwellings, Plot 2 was constrained by an existing foul drainage to the boundary of number 21 Hansell Drive and the 45 degree code from the same dwelling.

The positioning of both plots was also dictated by the distances required by the LPA between habitable room windows from existing dwellings.

Generous amenity space has been provided to the rear of both proposed plots and parking for 3 vehicles plus a garage space has been provided to the front of each plot.

The dwellings have been designed to reflect the existing precedents which take up the width of their respective plots, provide parking to the front and amenity space to the rear.



Proposed Site Plan showing Ground Floor in Context.



Front Elevation- Plot 1



Front Elevation- Plot 2

## 2.0 Proposed Site Layout

### 2.3 Dwellings

#### 2.3.1 - Appearance

As mentioned earlier, the site currently hosts the only bungalow on the road, which is a clear statement of a departure from the local vernacular.

The proposed development will be unified by using a palette of traditional building materials that are prevalent in the surrounding area, whilst introducing a new material of stone heads and cills.

The buildings will be elevated using the following palette of materials:

- Grey roof tiles
- Multi stock Brickwork (type to be agreed)
- Stone window head and cills, surrounds and feature stone gable vents
- White UPVC windows and doors

The proposed development has been designed to reflect the adjacent 2 storey dwellings in terms of massing. The proposed materials and design language will be in keeping with the local area, whilst introducing stone accents to create a varying design language.

The proposed dwellings will provide a defined character that compliments and enhances the existing setting. All materials will be high quality and carefully selected to ensure that the finished product will be of premium construction.

#### 2.3.2 - Scale

The form of the scheme reflects the density and character of the surrounding area and is suitable in scale. The dwellings are sitting between two storey dwelling in the street scene; thus the height of the dwellings will be similar in height of the adjacent buildings.

The front elevation will be characterised by pitched roofs that match with the surrounding buildings.

The proposal will have a positive impact on the overall appearance of the streetscape and will be more in keeping with neighbouring buildings.

## 2.0 Proposed Site Layout

### 2.4 Streetscene



N.B. The height of the neighbouring buildings is estimated.

## 2.0 Proposed Site Layout

### 2.5 Access

2.5.1 - The application site is situated in close proximity to Dorridge Village Centre which is approximately 0.6 miles away and it is also well connected to the close train station.

2.5.2 - The surrounding footpaths are level and well maintained, allowing electric buggies and wheelchair users easy access to the application site.

The front drives have been designed to provide level access to the front doors and there are no physical barriers between the driveways and the footpaths.

Proposed Site

Dorridge Train Station

Dorridge Primary School



Aerial Proposed Site and surrounding area.

## 3.0 Summary

3.0.1 - This Design and Access document supports a sensitive and positive redevelopment of the site in Hansell Drive, Dorridge and demonstrates that the proposed development on this site can address the site constraints and be sustainable. The development would add value to the character of the area and compliment the road whilst remaining inconspicuous as the buildings sit comfortably in the street scene. It will integrate with the existing context and local community in a positive way and is considered to reflect the urban residential context without detriment to the surrounding local area.