



Design & Access Statement

**1 and a half storey, 2No, 1bed maisonettes, rear of 54
LeamTerrace, Leamington Spa, CV1 1BQ**

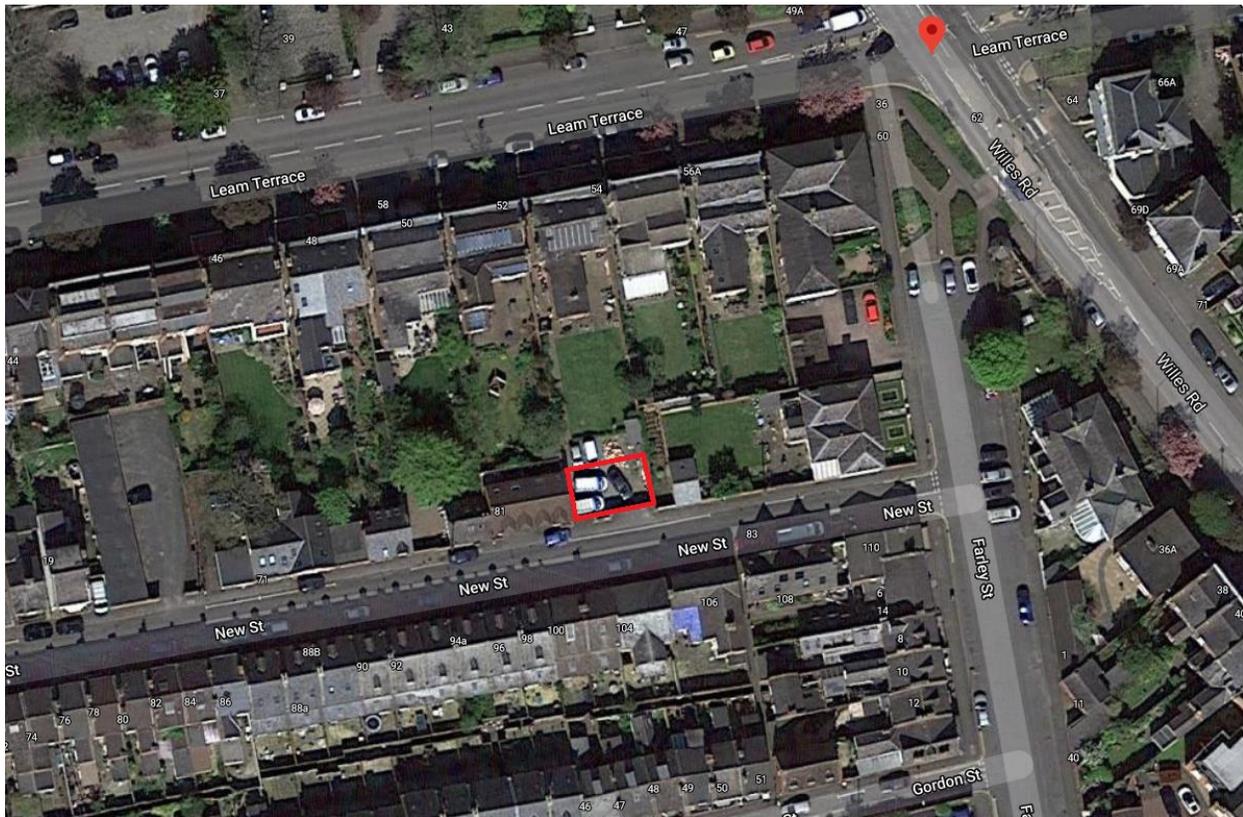
Client :

DESIGN AND ACCESS STATEMENT

The erection of a 1 and a half storey, 2 number, 1 bed maisonette units to the rear of 54 Leam Terrace, Leamington, CV31 1BQ. This new proposal will front New Street, adjoining an existing 1 and a half storey, 2 number, 1 bed units (81 & 82 New Street) to the rear of 52 Leam Terrace.

INTRODUCTION This Design and Access Statement is to accompany the application for Planning Consent for the above proposed development. This statement sets out the approach to the design and access for this proposal in its local context.

EXISTING SITE & LOCATION



The site is located to the rear of 54 Leam Terrace and faces New Street.

It is currently a gated, hard concrete area as part of the rear garden.



It is set within a fully residential area.

To the north, the properties to Leam Terrace are large detached, two storey dwellings with a variety of rear extensions.

To the East is gated access with a double garage attached to large garden space. As picture below.



The southern properties to New Street are traditional, two storey terraced housing with a variety of brick styles and rendered finishes, bay windows, roof dormers and roof lights. As picture below.



To the West the proposal adjoins a 1 and a half storey block of 2 single dwellings with integral garages. As picture below.



PROPOSED SITE & USE

The proposed use is for private residential dwellings of 1 bed maisonette apartments.

This application proposes to retain and re-use part of the existing access off New Street for the private rear parking. The ground floor dwelling will access off New Street and the first floor from the rear.

The proposal aims to copy the eaves and ridge lines of the adjoining dwellings and also with the three number dormers.

There are a wide variety of dwelling facades which are predominantly terraced housing. The proposal will reflect this in its design and continue the local vernacular. The design features for the proposed development closely reflect the architectural language and features of properties within the immediate area.



Picture above shows the adjoining properties with the red line being the edge of the site.

With this in mind the current proposal has been designed to be sensitive to the local area.

MEANS OF ACCESS

The site uses part of the existing access which we have designed into the development. The parking has been designed to allow all vehicles to leave the site in a forward gear.

Picture below shows proposed access area.



With the immediate proximity of the proposed access, there are at least 8No access onto New Street, via gated access or garages directly onto back of footpath.

THE SITE CONTEXT

The site frontage faces the existing road known as New Street and the topography of the land is flat.

SUSTAINABILITY

The proposal makes efficient use of this land that is a currently flat, concreted area. At present, there is no lose of green garden area to the rear of 54 Leam Terrace.

The modern construction methods together with its location to shops, schools and public transport would mean that the site would be sustainable. The site is also within walking distance of the local town centre. It is to be regarded as wholly sustainable via the road network links to all other relevant local facilities by public transport.

PROPOSED DESIGN USE, AMOUNT, LAYOUT, SCALE

Amount - In total the site will provide 2 new dwellings, together with collective off street parking spaces. The spaces being allocated achieving an appropriate and sensible limitation of movement within the adjacent road as cars will leave in a forward gear.

Number 54 Lean Terrace has separate off street parking permits.

The proposed density should be considered acceptable in terms of appropriately designed development suited to its context and setting, as advocated within the NPPF standards for residential areas.

The need for the density of development to be compatible with its surroundings is clear that the proposal takes account of the local density and typologies. It is not over developed and therefore overall causes no demonstrable harm to the site or its immediate surroundings.

Layout - It is clear that the residential development is set out in an appropriate form. The direct access will allow for ease of access for residents, visitors and refuse collection.

The design is simple yet of interest by detailing without being overly fussy.

This pattern of development is already prevalent in the locality, it can be seen that the relationships created between existing and proposed properties would be similar to those already present in the area.

It is clear that the dwelling would be sited an appropriate distance from the nearest existing dwelling houses and would not result in any adverse impact or overlooking. The format of the layout would achieve a consistent plan form that would be acceptable on the site.

Scale - It is considered appropriate that the property as proposed in this application clearly reflect the scale, mass, visual quality and character of the immediate local residential network. The development proposal mimics the surrounding design form as a main characteristic, being appropriately scaled and reflecting the local character and vernacular. This achieves a development that responds and respects the site and its constraints, it does not overpower it.

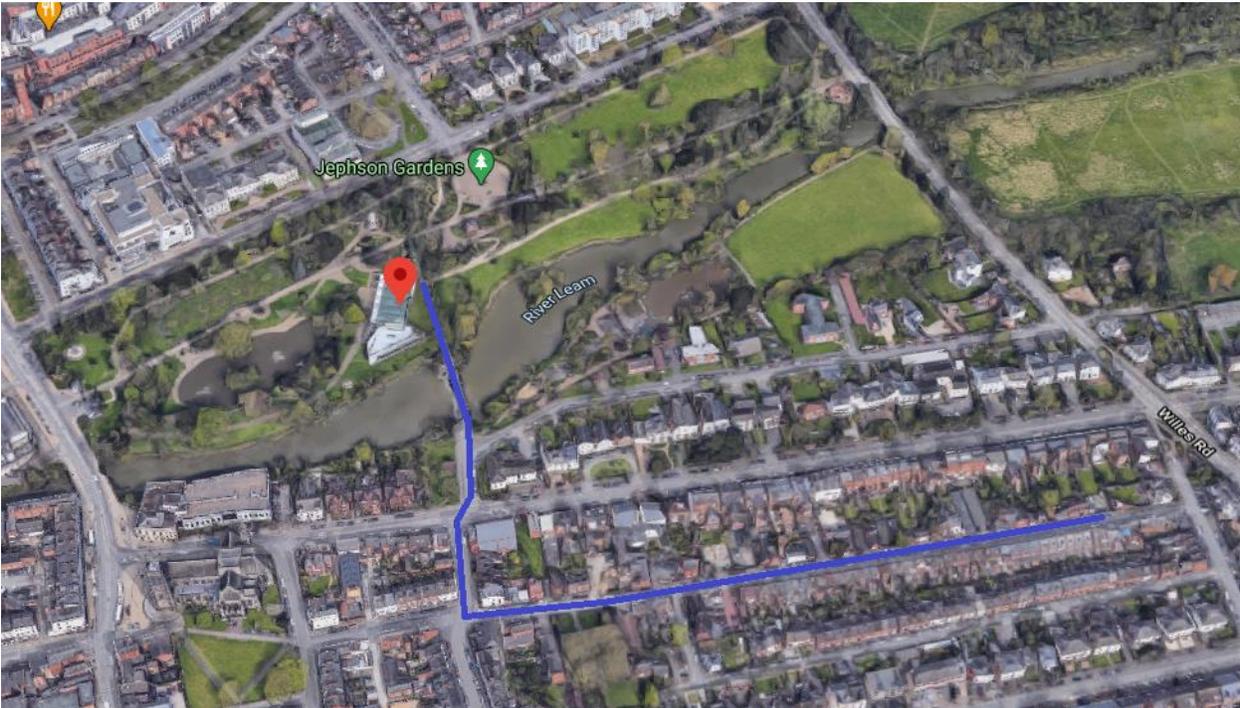
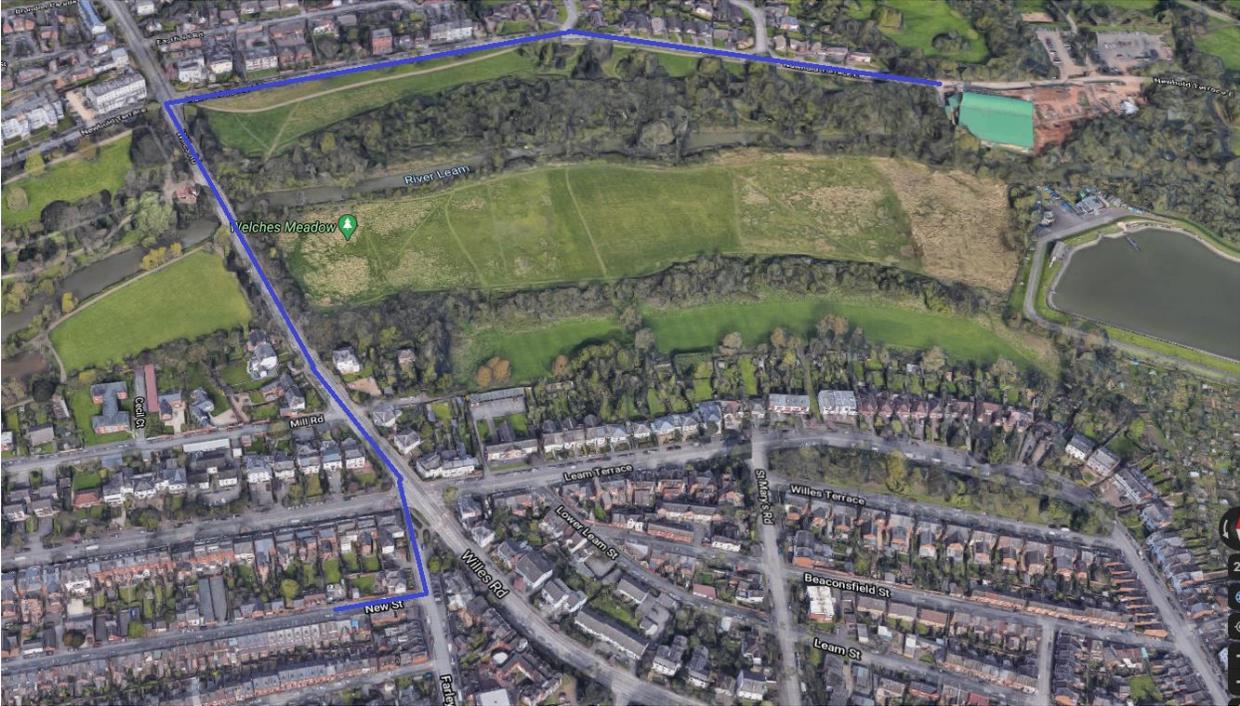
Appearance -High quality red facing bricks, with brick headers and cills is proposed to create a uniform themed style to the dwellings.

It is anticipated that our client will construct the new dwellings with materials solely from sustainable sources and with an Eco friendly, carbon neutral, low maintenance fabric design ethos in mind. The dwellings will be designed to satisfy high levels of thermal insulation, all to satisfy and better the current Building Regulation standards.

It is therefore anticipated that the development will create a positive enhancement. The development will allow resident the ability to access the site, park and walk to their destination clearly and safely.

With connections to the local facilities in the City centre via safe and appropriate road and footway routes, the site will be obvious and legible. The setting of the site with the dwellings will be enhanced in an appropriate and wholly acceptable manner.

Local park area Jephson Gardens is also within walking distance along with Newbold Comyn Park and Leisure Centre.



The proposed parking areas and paths would not be prohibitive to wheelchair users and would be easily accessible by disabled or ambulant disabled persons. Level threshold access to finished ground floor levels will provide ease of use throughout. Therefore, accessible according with Part M of the Building Regulations.

Waste bin storage and recycling facilities will be confined to the provided bin store as shown on the submitted drawings. Owner/occupiers will be required to facilitate collection of waste materials to the rear of highway for LA collections.

CONCLUSIONS It is to be always considered that footprint is not the only measure of size and the overall massing and scale needs to taken into account together with the design produced in its context. It is believed that this is a scheme that relates well to the environment to which it is placed and will give a good living environment without harm to or from the adjoining properties or their enjoyment.