

Design and Access Statement

July 2021

Aglovale, Dover St

Introduction

This Design Statement has been prepared in support of a detailed planning application to convert an existing derelict 5 bedroom detached property into 5 new flats.

Context

The site is situated on Dover Street which is approximately 3.8km south-east of Wolverhampton City Centre. It has good bus and transport links to the city centre and there are shops and access to other amenities close by.

Dover Street consists of a mixture of large detached and semi-detached properties of mixed style.

The area of the site is approximately 506sqm and the existing property is a detached house which is set-back from the pavement behind a front garden.

Use and Amount

The proposal is to convert the house into 5 separate flats as there is low demand for large 5 bedroom family houses in the area.

Access

Access for all the flats will be maintained on the front elevation of the building through the front garden, thereby ensuring an active frontage to the property.

Individual flats will be accessed of an internal, well-lit communal hallway

Parking

4 new parking spaces are proposed to the rear of the property.

As the drive leading to these spaces is approximately 2.9m at the narrowest point, a new separate means of pedestrian access to the front entrance is provided to the left hand side of the property.

A bin and bike store area is also provided to the rear of the property.

Areas and Layout

Each flat meets the nationally described space standards with regards to area. They all have access to either private or communal amenity space as shown on the drawings.

Each bathroom and living space has a window for natural light and ventilation.

The communal hall will also be generously lit.

Appearance

External alterations to the building have been kept to a minimum, as can be seen on the existing and proposed elevations.

The existing garage to the side is in poor condition and is proposed go be demolished to allow access to new parking spaces to the rear of the property.

All new proposed windows will match the existing UPVC windows.

The materials used in the proposed former extension will also match the materials used in the roof