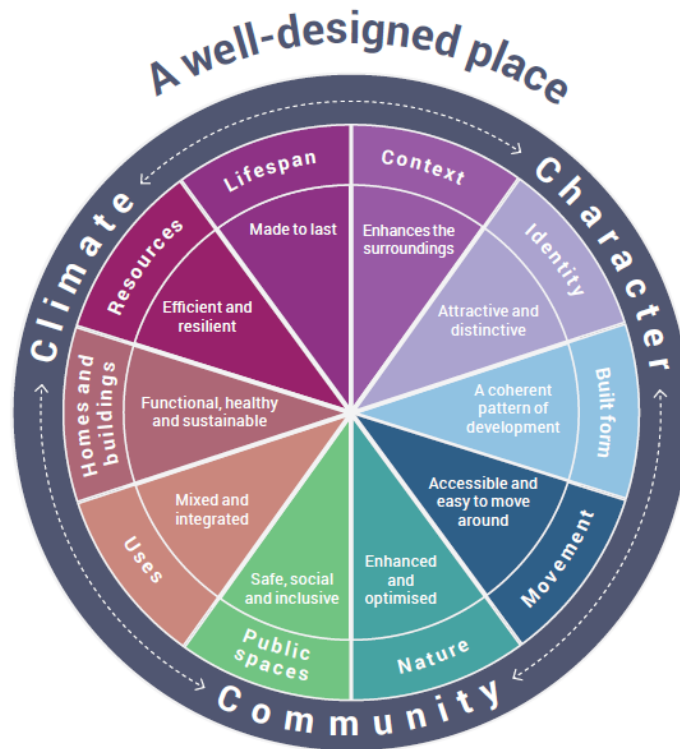


Design & Access Statement

This document has been written to accompany the full planning application for the development of a new one and a half storey dwelling at 4A Kinder Drive, Marple.

Overview

We were approached for the build of a new home for our clients which could meet the needs of the family. Since the initial discussions with the client, key aims and objectives for the dwelling include energy efficiency, carbon neutral design and build process with living areas on the ground floor that can be used as an accessible ground floor bedroom. The home needs to be well-designed of high build quality and needs to fit comfortably within its context. The works will include the demolition of the existing detached house and the construction of a replacement one and a half storey dormer bungalow.



The ten characteristics of well-designed places

B U ĩ U[®]

DESIGN ORIGINAL

Layout

Location

The site is located on a quiet residential drive in Marple, a Historic town with a canal running through its centre providing a strong sense of place and natural beauty.

The new home is proposed to be in the same position as the existing, maintaining the building lines to front and the sides with only rear of the building being marginally larger. This is sympathetic to the neighbouring buildings.

Privacy & Amenity

The position of the new design is similar to existing so that the distance to the neighbours and privacy is maintained.

The windows and glazing are primarily on the front and back of the property to avoid overlooking with no windows overlooking the neighbours on the East side of the dwelling.

The building has been designed to complement the buildings around it with the eave's height being very similar and stepping down at the front to be the same as the existing building and the neighbouring property.

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DESIGN ORIGINAL

Appearance

Character

The proposed design pairs a primarily traditional form on the frontage of the dwelling with some contemporary elements such as the L - Shaped glass window however the design still complements the surrounding the dwelling with the aesthetic of low rise cottage style properties.

During the design process, respecting the local vernacular was a key consideration. Similar pitched roofs and eave heights have been proposed.

Materiality

Our client was keen for materials to be specified to a high quality. The materials have been chosen to complement the cottage aesthetic. The materials are also going to be aiming to be as eco-friendly as possible as this was one the main objectives for this project.



Lunawood Vertical Cladding



Redland Rosemary Clay Red Classic Tile



Weinerberger Cottage Stock brick