

27<sup>th</sup> June 2022

## **Design & Access Statement**

### **Proposed Replacement Dwelling at 55 Fieldgate Lane, Kenilworth CV8 1BT**

#### **Planning Restrictions**

55 Fieldgate Lane lies within the Conservation area of Kenilworth. Protected trees are located within the front garden.

#### **Location**

Situated within the northern part of Fieldgate lane and within the northern part of Kenilworth.

#### **Existing Property**

The existing dormer bungalow from circa 1950s/60s appears to have had no modifications or improvements in its life. There is also a prefabricated single storey garage to the front.

The existing property is in a poor state and offers no architectural significance in the street and detracts from the Conservation Area.

The majority of the properties within this area are large, detached dwellings being two or three storey and of an eclectic mix.

The existing site falls away to the rear of the property and the existing bungalow was not designed to accommodate this.

#### **Proposed Scheme**

The proposed replacement dwelling is a dormer bungalow utilising the roof space for bedrooms, with a single storey flat roof rear extension. There is a double garage to the front and ample parking. The position of the dwelling has been set back from the existing bungalow to help protect the trees within the front garden.

The proposed dwelling is well proportioned which harmonizes with the surrounding dwellings in a much more cohesive way. It lies back from the road in a sheltered position.

The natural topography of the site means that the rear garden falls away from the front. Although the existing dwelling did not accommodate this as mentioned above the proposed dwelling has been designed around this. The rear single storey element is set lower so that the exit doors to the garden are at ground level. This achieves a better design and more useful use of the space.

The mix of materials (Brick and slate tile) reflects the surrounding vernacular.

#### **Access**

Access onto the highway will remain unchanged, with a gate planned to be reinstated.