

DESIGN AND ACCESS STATEMENT FOR REPLACEMENT DWELLING AT 7 KENILWORTH ROAD, LEAMINGTON SPA, CV32 7TN



Project Number: 20-1203
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Introduction

This Design and Access Statement report supports the application to demolish the property and re-build a four bedroomed domestic residence.

Existing Site

The existing site consists of a residential dwelling with a side access leading to the rear garden. The dwelling is a detached property with land to the side, with Kenilworth Road to the front elevation (see Fig 1.)

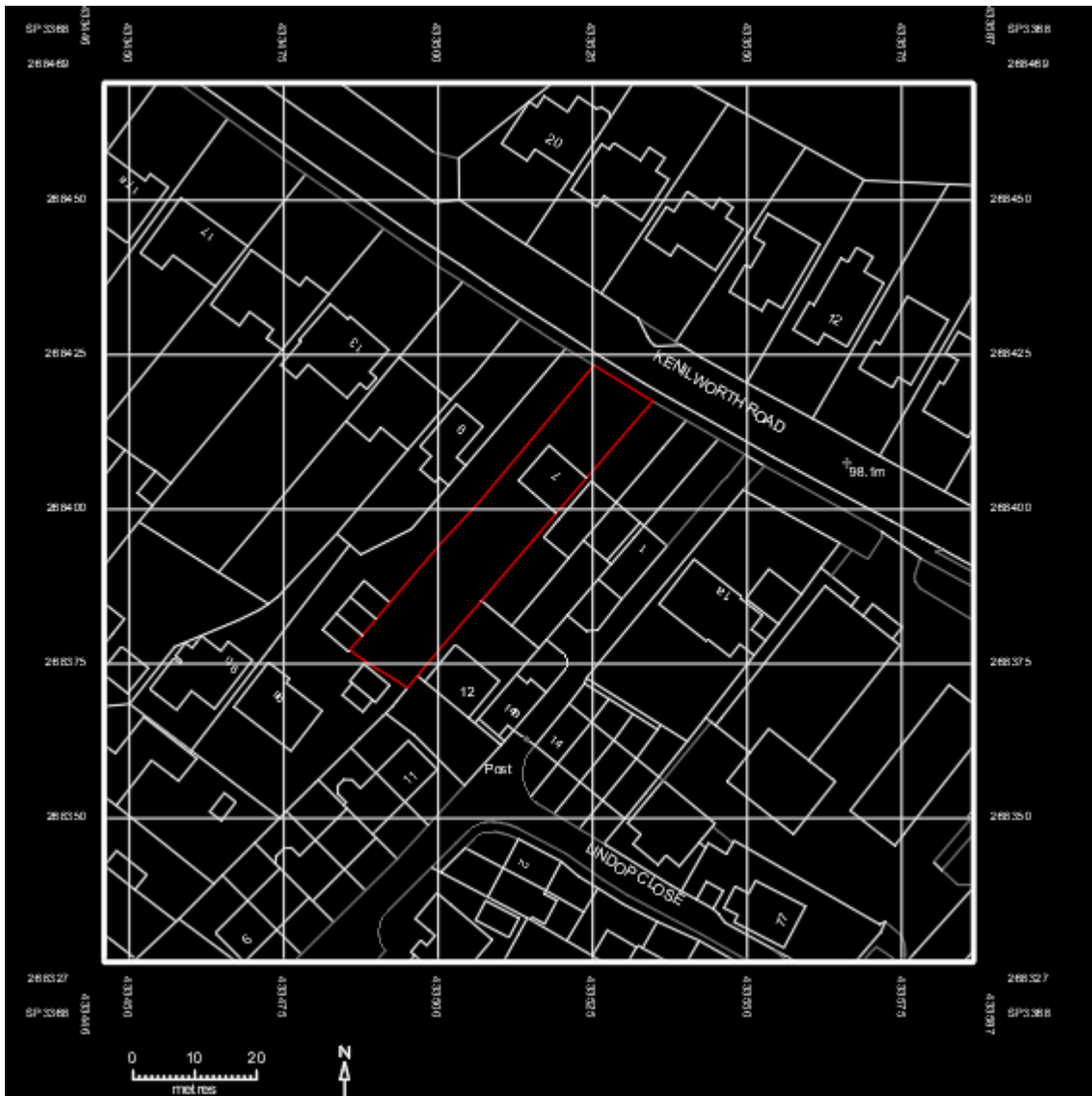


Fig 1. Location Plan

The site is generally flat. The existing building has tiled roof with pebbledashing to all elevations.

Proposed Use

The proposal would see the construction of two storey residence with a pitched tiled roof.

Off road parking is achievable for three vehicles.

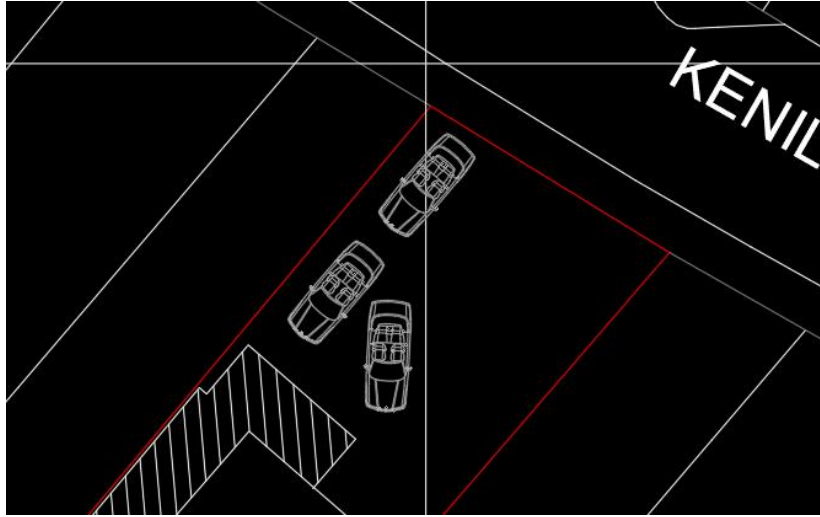


Fig 2. Parking Plan

Scale

The existing site has a total area of 670m² with the existing residence being 61m². Refer to drawing VP02 Rev 02.

The replacement dwelling would have a footprint of 118 m². Refer to drawing VP03 Rev 03.



Fig 3. Existing Front Elevation



Fig 4. Existing Rear Elevation



**PROPOSED NORTH/EAST
ELEVATION (Front)**

Scale 1:100



**PROPOSED SOUTH/WEST
ELEVATION (Rear)**

Scale 1:100

The replacement dwelling is to have a tiled roof to match the existing property and be rendered to all elevations.

Layout

Access to the site would be able to remain as present from Kenilworth Road. Parking for three vehicles is available on site. Good visibility is available when accessing the site.

The building will have a level access to ensure access for people with reduced mobility.

Landscaping and Sustainability

Connections to existing utilities for storm and foul drainage will be utilised for the new dwelling.

New planting is being considered though it should be noted that no trees or planting is being removed as part of the development.