



Design Limited
Architectural Consultants

10 Walnut Close, Chelmsley
Wood

2183-DS Design Statement

February 2022

1.0 INTRODUCTION

This Design Statement has been prepared by E & H Design Ltd in support of a Full Planning Application for the erection of 1 dwelling located to the rear of 10 Walnut Close

This Design Statement has been prepared to assist in the decision making process and aims to explain the thought process behind the design.

This application now seeks the detailed approval (siting, design, appearance, access and landscaping) for the erection of 1 new residential dwellings.

The aim of the proposal is to provide a new high quality residential development that respects and enhances its existing landscape and built context.

2.0 LOCATION

The site lies to the wear of Birmingham in Chelmsley Wood and is within close proximity of Birmingham town centre.

Birmingham centre is within 8 miles of the site and can be easily accessed by car or train which will take roughly 20 minutes. There is also an option to use the local bus service, with the nearest bus stop is a 2 minute walk from the site. Chelmsley Wood centre has a host of shops and is only a 5 minute walk from the site.

The site is roughly 0.0358 hectares and comprises of existing house No. 10 Walnut Close with a large adjoining garden and separate garage.

3.0 BUILT CONTEXT

The site is located in the centre of Chelmsley Wood and is surrounded by a mix of built forms, predominantly 1970's properties.

The residential properties are of a medium density, predominately two storeys and most have a clear public/private definition with houses fronting the road with private rear gardens.

4.0 ARCHITECTURAL CONTEXT

The use of buff brick and tile hanging to the front is most dominant and concrete roof tile are used to compliment the brickwork.

5.0 AMOUNT

The application site is approximately 0.0358 hectares.

A total of 1 dwellings are proposed within the site boundary, providing 1 No. 2 bedroom property.

6.0 SCALE

The proposed plot sizes are 79m². The scale of the site will be a 2 storey dwelling.

The disposition and orientation of all buildings have been led by the constraints and opportunities of the site, but have been designed to provide for a strong street frontage.

7.0 ACCESS

Access is made between 10 Walnut Close & 98 Berwicks Lane and currently has access to the rear gardens of the surrounding properties.

8.0 APPEARANCE

The proposed property will have a distinct architectural style. A mix of design features below can be found:-

- i. Brick and roof tiling to compliment surrounding dwellings.
- iii. Entrance porch.
- iv. Coloured entrance door.

Appropriate materials having regard to the context of the site have been carefully selected for use on buildings.

In addition to the above and the traditional external appearance, homes will incorporate modern internal living areas, with separate lounges and kitchens.

10.0 LANDSCAPING

The future landscape proposals will respond to the existing landscape character of the site.

Landscape proposals retain, enhance and protect wherever possible existing vegetation that ecologically or visually important such as hedgerows and trees.