



ALEXANDRA CORK
HOME DESIGNS

Architectural plans drawn for your home

Design & Access Statement

6 Sycamore Drive, Patchway
Proposed erection of 1.2m fence

Statement of Need

6 Sycamore Drive is a 1970's link detached home in Patchway. Mr & Mrs Sam have lived here for several years, along with their two young sons. The property is built in a 'back to front' fashion so Sycamore Drive, a busy access road, is accessed to the rear. The rear garden includes a driveway and car parking area, and predominantly used for access for the owners, visitors, deliveries etc. The frontages look over a pedestrian area designed with open front gardens.

Mr Sam is a submariner in the Royal Navy and is often away for extended periods (during which communication is difficult or impossible). Mrs Sam is a nurse for the NHS and works shifts. She is frequently at home alone with their two toddlers.

The arrangement of the property is problematic because the rear gardens is not private, difficult to secure (as the main access to the house it needs to be accessible to visitors) and is adjacent to a busy access road. The front of the garden lacked any privacy and was completely open and unsecured. It was not unusual for dogs or general passers by to stray onto their private lawn, gave no security, and denied the family any appropriate area where their children could play safely- on more than one occasion the children have been physically harmed by passing dogs in the front garden.

The home adjacent to No 6 had already erected a secure fence around their 'front garden', presumably with similar motivations, and this had been in place for approximately 2 years. Mr & Mrs Sam followed suit, unaware of the requirement to seek planning permission. They only became aware of this once the enforcement team contacted them.

An application to regularise the 1.8m fence they have erected was refused, and this new application seeks to gain permission for a 1.2m fence, set back from the pathway.



Design

The frontages of homes in the area have reasonable sized gardens which open to a tarmacked pavement. Over time, these frontages have been variously altered- in the immediate area are other 1.8m high fences, several garden demarked with 1.2m fences and some boundaries lower than 1m. The generally open aspect envisioned by the original designers has not been maintained, due to the impracticalities of the idea. The home opposite has a very large oak tree and mature shrubs/hedging along the boundary, all contributing to a more enclosed environment.



Other forms of enclosure to gardens in the immediate vicinity



View from public domain

Mr & Mrs Sam replicated the approach their adjacent neighbour had taken and installed a 1.8m high feather edged fence around their boundary. Since an application to regularise this fence installation was refused, they have rethought and would like to seek permission for a 1.2m fence. This is lower than their neighbour's fence, and matches fences at No. 8 Sycamore Drive and No 26 Birch Close (which is diagonally opposite No 6).

Conclusion

Mr & Mrs Sam have sought to improve their amenity area to provide a safe and private area for the enjoyment of their children and to increase their feeling of security. This is particularly important to the applicants due to Mr Sam's absences while he is on duty. The fencing is of a suitable type and does not impair the view or aspect in the public domain.