

5.0 ACCESS

5.1 SITE ACCESS & PARKING

The driveway accessing the site is offset to the right of the site.

The proposal benefits from a generous front driveway, which can house 3 cars.

Further parking is provided for at least 2 cars on the driveway to the south of the property and boundary with 109 Dunstan Crescent.

5.2 INCLUSIVE ACCESS

The house has been designed to provide inclusive access over and above the requirements set out within the current Building Regulations Approved Document Part M: Access to and Use of Buildings.

5.3 WASTE STORAGE AND RECYCLING

Bin storage is shown on the Proposed Site Block Plan, comprising a paved area to the South Elevation of the house and sufficiently sized recycling area for multiple wheelie bins. These are easily accessible from the kitchen via the utility room door, and ensures that they are not visible in the street scene.

A hard paved driveway path is provided down the west & south side of the house to the frontage for ease of bin collection. Waste sorting facilities will be provided within the kitchen.

6.0 DESIGN

The building has been designed with the following responses to environmental design principles:

6.1 DESIGN

The layout of the house has been designed to maximise the existing 1960s house design, consideration has been given to provide an easy and efficient living space for a young family with good access to the garden. The existing house elevation will external clad with external insulation and rendered to increase its energy performance, whilst maintaining the 1960s form and appearance.

The new single storey front and rear extensions will be brick with parapet wall coping and flat roof to maintain the 1960s style, but bring a modern design approach to the existing house.

The addition of beech hedging at the front of the property and new driveway will be in keeping with the local area. The new brick boundary walls will increase security of the property, maintain privacy and be of same design form and appearance of the house.

6.2 BUILDING ENVELOPE

The house has been designed with a fabric first approach and energy-efficiency at the forefront of the design. A committed to achieving U-Values for all the thermal elements over and above the requirements of Part L of the Building Regulations. A thermal bridge free design will be targeted, helping to reduce the potential for heat loss and increase the energy performance of the existing and new elevations.

The house will be well sealed, targeting an excellent air tightness result.

6.3 MATERIALS

The materials for the dwelling are proposed to be high quality, with a long life span and limited maintenance.

6.4 RENEWABLE ENERGY

In-roof photovoltaic solar array on front and rear elevations.

6.5 SURFACE WATER DRAINAGE

Foul and surface water drainage connects into existing sewers.

Drawn: T.Shelley	Date: 24.11.2023	Scale: As Shown
Page: 13	Drawing: PR-ACC	Rev: 1.0