

DESIGN AND ACCESS STATEMENT

Name and address of proposed development site

331 Prestbury Road, Prestbury, Cheltenham, GL52 3DF

Proposed Development

Erection of attached dwelling in the land West of 331 Prestbury Road.

INTRODUCTION

331 Prestbury Road is a semi-detached dwelling. The dwelling is set within a substantial garden of approximately 0.117 acres.

Assessment of the surroundings of the proposed development

DESIGN COMPONENTS

Proposed Use

Private dwelling.

Amount and density of development

The proposal will provide an additional private dwelling house.

Layout

The new dwelling will be a linear addition to the West gable of the existing dwelling. The footprint will be smaller than the existing dwelling. Off road parking will be provided at the front of the property.

Scale

The new dwelling will match the height and depth of the existing dwelling, but not as wide.

Landscaping

The garden will be subdivided to provide amenity space for the existing and proposed dwellings. The gardens will be laid to lawn. Both dwellings will have their own driveways off the highway. The driveways will be finished in permeable block paving to provide sustainable drainage. Tree T01 will be retained and protected during the construction work.

Drainage

Foul water drainage will be a via a new connection to the existing sewer. Stormwater will be dealt with on site via newly formed soakaways.

Appearance

The new dwelling will be of a similar style to the existing dwelling. A bay window will be added to the proposed dwelling and the existing dwelling to improve the street appearance. The rear extension is of a contemporary style, inline with the modern way of living.

Energy

The proposed dwelling will be constructed with energy conservation in mind. Air tightness and thermal values will far exceed the building regulations minimum standards. PV panels will be installed on the South facing roof slope.

ACCESS COMPONENTS**Degree of access**

The existing vehicular access will serve the new dwelling. The principal entrance door will have level access. The ground floor WC can be used for disabled users with assistance.

Future access requirements

If a ground floor bedroom is required, then the sitting room can be converted into a bedroom, with an en suite accessible bathroom.

Emergency access

Emergency access will be via the existing driveway.