

PROPOSED 3 BEDROOM TERRACED HOUSE,
LAND ADJACENT TO 56 LINCOLN STREET,
BASFORD VERNON.

DESIGN AND ACCESS STATEMENT

1.00 PROPOSALS

- 1.01 Proposed 3 bedroom, 3 storey terraced residential dwelling on vacant land.
- 1.02 The site is situated next to 56 Lincoln Street on land that tapers to the edge of the adjacent railway line.
- 1.03 The site was formerly used as garaging and also as a communal garden area but has fallen into disrepair of the past 20 years.
- 1.04 The site is effectively purposed as an extension to the existing terrace housing on Lincoln Street utilising land that is unfortunately uncared for in a positive way.
- 1.05 The proposals have incorporated advice from pre-application ref: 22/01979/PREAPP with Planning Officer Zoe Kyle with design changes where the proposed house is close to the railway land as suggested.
- 1.06 The application site has no vehicular access and will utilise on-street parking in line with existing terrace housing on Lincoln Street.
- 1.07 The neighbouring land uses are as follows;
 - i) North Border –Railway land.
 - ii) East Border - Railway land.
 - iii) South Border - 56 Lincoln Street.

iv) West Border - Footpath and road Lincoln Street.

1.08 The site is largely flat with overgrown planting/shrubs which are to be cleared with new planting proposed as noted on drawing C494.101.

1.09 The existing boundary treatments are as follows;

i) North Boundary – Steel fencing bordering railway land.

ii) East Boundary – Steel fencing bordering railway land.

iii) South Boundary – Brick end gable of 56 Lincoln Street.

iv) West Boundary – Low stone garden wall.

2.00 DESIGN

2.01 DRAWINGS

C494.100 Existing Site Plan

C494.101 Proposed Site Plan.

C484.102 Proposed Roof Plan.

C484.103 Proposed Floor Plans and Elevations.

2.02 The applicant's brief to Curve Chartered Architects was to create a residential dwelling that was in keeping with the existing residential architecture and vernacular detailing. Basford Vernon and Lincoln Street have specific housing detailing and materials which the proposed design replicates.

The house design positioning responds to the specific site shape and constraints effectively extending the existing residential terrace. The design has been changed in line with pre-application advice moving the side offshoot further away from the railway boundary.

The proposed design has 3 bedrooms and has a dormer loft third storey. The external detailing is to emulate the existing terrace housing using

matching brickwork walling and string course detailing along with matching stone heads and cills. The window details are portrait proportion sliding sash type again to blend in with local vernacular detailing.

2.03 The pre-application Ref: 22/01979/PREAPP supports the proposed house in principle subject to detail recommendations which have been incorporated.

2.04 HOUSE HEIGHTS

Eaves Height - 6.2 metres.

Main Ridge Height - 9.4 metres.

N.B: Heights taken from proposed ground level.

2.05 SITE AREA - 0.013 Hectares.

2.06 MATERIALS

- Walls – Matching red brickwork.
- Features – Red brick string coursing, stone heads and cills.
- Windows – white PVC-U sliding sash.
- Doors – White PVC-U to detail.
- Rainwater Goods – Black PVC-U (Ogee style gutters).
- Roof – Natural slate.

3.00 ACCESS AND MOVEMENT

3.01 The site is bordered to the West by Lincoln Street with a public footpath and road which extends past the existing adjacent terrace housing. The proposals will utilise existing on street parking as discussed in the pre-application submission.

- 3.02 The site has a dedicated space for a binstore and bike store.
- 3.03 The bin collection point for normal waste, garden and recycling will be the front footpath which are in line with existing arrangements.
- 3.04 The proposed house design allows for level access to the main front elevation and 1 in 12 gradients where applicable all in accordance with Approved Document M of the Building Regulations.
- 3.05 The house has been designed for visitor disabled access in terms of corridor/door widths, toilet provision, heights of door handles, electrical socket and switch heights all as required by the latest version of the Building Regulations.
- 3.06 The footpath transitions where relevant will include non-slip surface treatments and drop kerbs to allow safe visitor wheelchair access.

4.00 SUPPORTING REPORTS

- 4.01 Acoustic Report.