

Design and Access Statement

Property Address - land adjacent to 3 Bittenham Close, Stone, HP17 8RY

Date - 12th January 2024

The Site

The site adjacent to 3 Bittenham Close is currently a level vacant hard standing which was part of the garden of Nr 3

The side and rear boundaries are fenced with 1.8m close boarding fences and there is an existing vehicular crossover to the front boundary

Land area 171m²

Bittenham Close is a desirable residential area with a mixture of existing and extended homes and newbuild infill properties

Client Brief

The client wishes to apply for planning permission for a new build dwelling consisting of 3 bedrooms, kitchen, and lounge

The property is to have a floor area of 73m² over 2 floors

Design

Design overview

To keep the appearance and materials used within the development in keeping with those in the surrounding location

The external walls are to be brickwork, the windows uPVC and the roof finished with concrete roofing tiles

2 car parking spaces and pedestrian access are allowed to the front

Eaves and ridge heights will match the neighbouring property at nr 3 Bittenham Close

The development reflects other recent developments in Bittenham Close which have been recently permitted, nrs 1,2 and 12 specifically, nr 4 also had an additional dwelling though attached

This development will provide a small but desirable dwelling in a uncramped site

Property Areas

Site - 171m²

Building foot print - 45m²

Car parking - 25m²

Amenity space - 100m²

Proposed Materials

Walls - Brickwork walls to match neighbouring properties

Windows - uPVC to match neighbouring properties

Roof - tiles to match neighbouring properties

Conclusion

The development of the site will complement the street scene and other properties on Bittenham Close, the property will add a modern low maintenance property with off street parking and comply with all current building regulations making it ecologically superior to the neighbouring properties and compliant with all access requirements. The design allows for open space to both sides again in keeping with other properties in Bittenham Close and maintains the feeling of an open uncramped street