

DESIGN & ACCESS STATEMENT

FOR A PROPOSED DEVELOPMENT AT;

**BROADMAYNE
11 CLEVELANDS DRIVE
CHELTENHAM
GL50 4QD**

PREPARED BY;

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Existing Site & Environment

The 1721 square metre site comprises all of the land at Broadmayne, 11 Cleevelands Drive, Cheltenham. The site is currently occupied by a large detached dwelling and large garage. The site has a well established access from Cleevelands Drive.

Quietways (located due South of the site) is a large two storey detached dwelling.

6 & 9 The Chestnuts (located due North of the site) are both two storey end terraces forming part of the nine property development approved and constructed in circa 2009-2010

16, 18 & 18B Cleevelands drive (located due West of the site on the opposite side of the road) are all large two storey detached dwellings.

Photographs of the existing and surrounding dwellings



Existing dwelling at Broadmayne, 11 Cleevelands Drive – front (West elevation)



Quietways – Neighbouring property located due South (West elevation)



3, 4, 5 & 6 The Chestnuts – Neighbouring properties located due North (West elevation)

Proposed Development

The Proposed development is to comprise of the demolition of the existing dwelling and garage and the construction of five detached dwellings.

The five new dwellings will be accessed via Cleavelands Drive. The existing access will be retained and will provide pedestrian and vehicle access to all five properties. The properties will all have off road parking for at least two vehicles and ample turning areas to enable all vehicles to access Cleavelands Drive in a forward motion.

Internally all homes will comprise of a living room, kitchen/dining room, ground floor WC, family bathroom, four bedrooms and ample built in storage. All properties have internal and external access to ample private amenity space.

The position of the proposed dwellings and allocation of all windows have been carefully considered to maintain privacy for the new development as well as to all nearby residents.

Site Layout & Landscaping

The three properties will occupy approximately 23% of the site. From the remaining approximately 22% will be hard standing and 55% grass and soft landscaping. The vehicular and pedestrian access will provide level and safe access/egress to and from the site. It will also enable disabled and ambulant persons to enter the homes.

The land to the front of the dwellings will be landscaped with a combination of permeable hard standing, new plants and shrubs. All new plants, shrubs and foliage will be carefully selected in order to compliment the architectural style of the proposed development and provide an array of colour and texture throughout the year.

The existing side and rear boundaries will be maintained and restored. The existing metal post and rail fence forming the front boundary will be refurbished and painted black. The garden amenity spaces serving plots 1 & 2 front on to Cleavelands drive and have been designed in such a way as too maintain the feeling of openness with soft boundaries comprising existing and new hedgerows. The private gardens to the rear of plots 3, 4 & 5 will be separated by new 1.8 metre high close boarded fences.

Every element has been considered during the design and planning process to ensure that the proposed development maintains and enhances the privacy for all existing and future local residents.

Scale & Design

During the design process specific consideration was taken to ensure that final design by way of size, scale and bulk was sympathetic to the buildings and environment in the surrounding area.

The buildings have been designed to fit comfortably on to the site. Plot 1 & 2 measure 9.0m wide by 11.25m deep and are 8.3m high. Plot 3 & 4 measure 6.85m wide by 12.0m deep and are 8.4m high. Plot 5 measures 8.9m wide by 12.0m deep and is 8.4m high.

The street scene and surrounding area was carefully considered throughout the planning process to ensure it would not be detrimental or harmful to the visual amenities and character of the road and surrounding locality.

The new buildings will have no impact on the surrounding properties. The buildings have been positioned and designed to ensure that all neighbouring properties and residents are not affected by way of shadow or reduction in sun/natural light.

Access to site

The development has been designed to allow all potential users to enter the site, move around the area, enter the dwellings and move freely around the interior spaces. Level access will be provided to the principle entrance as required under Building Regulations and all of the Approved Document M requirements will be implemented as part of this development. All hard standing will be laid to allow easy and safe use for wheel chair users.

The safety of children playing in the area, pedestrians, cyclists and motorists have all been considered throughout the design and planning process of the proposed vehicular access. Any new foliage located around the access will be kept to a low level in order to provide excellent visibility of the highway.

Proposed Materials

All of the materials specified for the proposed development will support the local character and architectural distinctiveness of buildings in the area. The proposed construction materials are as follows and are illustrated in the computer generated images below;

- Smooth cement render and grey fibre cement slate tiles
- Natural &/or reconstituted stone window heads and sills
- Grey Powder coated aluminium doors and windows
- Aluminum front doors
- Grey uPVC guttering and down pipes



Plots 1 & 2 – West elevations fronting Cleavelands Drive



Plots 1 & 2 – East Elevations



Plots 3, 4 & 5 – West elevations