

DESIGN AND ACCESS STATEMENT

THIS STATEMENT RELATES TO THE APPLICATION TO CONSTRUCT A DETACHED DWELLING ADJACENT TO NO 7 ARGYLE ROAD NEWPORT ISLE OF WIGHT

CONTEXT

The proposed site is adjacent to 7 Argyle Road Newport. No 7 is a detached house set in extensive grounds with a wide area of ground between it and the neighbouring property. The setting is a mature housing estate with mainly semi-detached and terraced houses. The area was originally dwellings related the immediately adjacent prison; No 7 was an officer's house with the rest of the estate housing prison employees.

The intension is to create a plot by fencing off the area indicated on the submitted drawings to house a detached dwelling in the same style as No 7.

DESIGN

The proposal is to match the design of No 7 rather than the other houses in the neighbourhood to complement the setting. The walls are to be good quality facing bricks under a plain concrete tile roof. Windows and doors are to match No 7.

The accommodation offered being:

Kitchen

Dining Room

Lounge

Toilet

3no Bedrooms

Bathroom

The site offers a front and rear garden with off street parking

LAYOUT

The arrangement of the accommodation is conventional with separate kitchen; dining room and lounge. There are three bedrooms accessed by a flight of stairs within the hall. A bathroom is located off the first floor landing.

SCALE

The mass of the building (height) is to match that of No 7 and aims to complement the original house.

LANDSCAPING

There is no landscaping proposal with this application. This will be left to the future occupants.

ACCESS

The site faces directly onto Argyle Road. The site offers:

- 1. Direct access to a public road.**
- 2. Direct access off the public footpath.**
- 3. Public transport available on the nearby main road.**
- 4. Cycle access directly off the public road.**
- 5. Unrestricted parking on the road.**
- 6. Services are available adjacent to the site – sustainable.**
- 7. Emergency services can access the building directly off Argyle Road.**