

DESIGN AND ACCESS STATEMENT

Prepared on behalf of
Mr. Neil Morris

Prepared by
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DESIGN AND PLANNING STATEMENT

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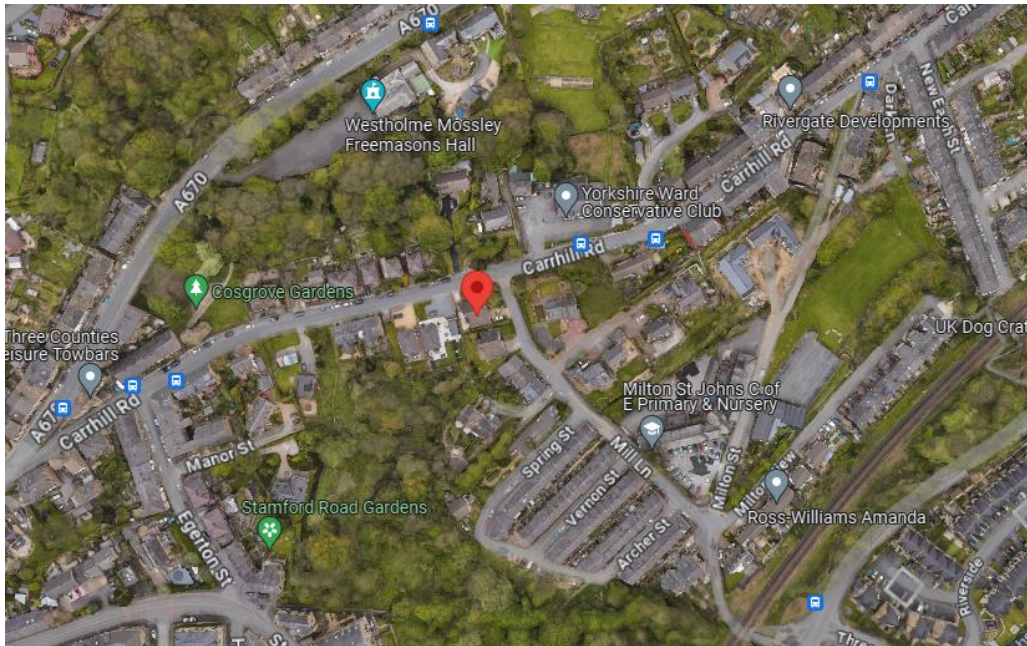
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1.0 INTRODUCTION

This Design and Access Statement has been prepared by RDK Civil Engineering Limited on behalf of Mr. Neil Morris to support a First Floor Rear Extension with a Balcony on 15 Mill Ln, Mossley, Ashton-under-Lyne OL5 0BN.

2.0 SITE ANALYSIS

The site located at 15 Mill Ln, Mossley, Ashton-under-Lyne OL5 0BN. The house is a two storey detached house and is facing the Mill Lane at the front and located next to the Carrhill Road.



3.00 ACCESS POINTS



The site is located in 15 Mill Ln, Mossley, Ashton-under-Lyne OL5 0BN within easy reach of many local amenities including schools, shops, super markets, places of worship, public open spaces, social venues and a large number of employment areas. Access to the house is Mill Lane and Carrhill Road.

4.00 BOUNDARIES

Existing site boundaries are to remain unaltered by the proposed works.

5 . 0 0 CONSTRAINS AND OPPORTUNITIES

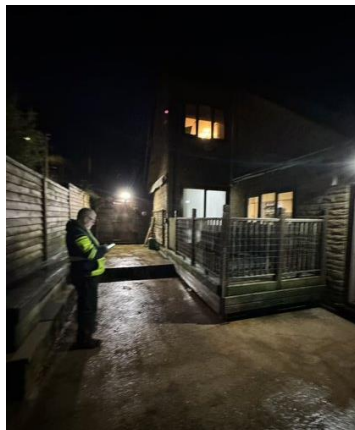
The site sits within mixed street scene of various properties arranged in detached house forms. These are predominately two storey housing. The neighborhood dwellings all have a common palate of architectural designs and materials which contribute to the scale and aesthetics of street scene.

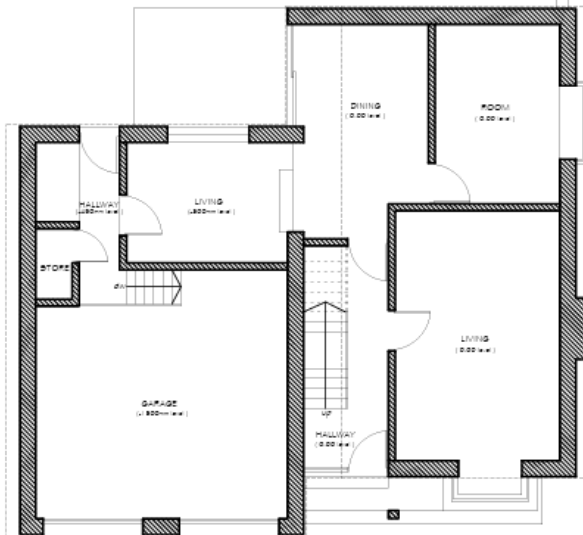
Local facilities e.g. shops, schools, public transport The property is within easy distance of all local facilities and bus services and is therefore considered to be in a sustainable location for a family dwellings.

6.00 Design

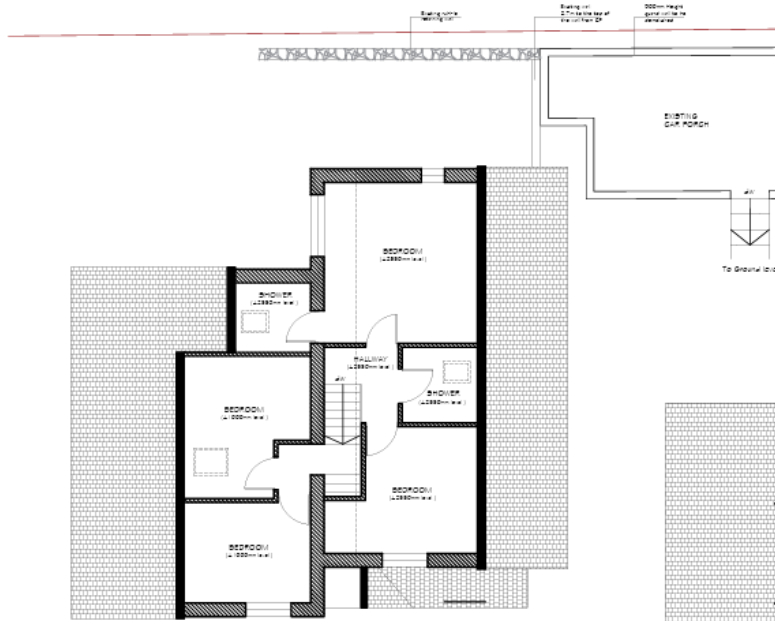
The existing building is a two storey house. The proposal is a First Floor Rear Extension with a Balcony. The existing roof of the house and the car porch is a gabled roof. Open roof structured design is also proposed to the existing car porch at the rear next to the extension. Steel columns are proposed to support the roof structure.

The design has been developed so as to respect the front and rear building aesthetics of the neighborhood houses and the external fabric materials proposed are similar to that of neighborhood dwellings. The proposed design protects the privacy and amenities of adjacent dwellings. The proposals respect the size and building lines of the adjacent properties and maintains their privacy and no new habitable room overlooking is created. The roofing material is clay tile roofing and steel structure are all designed to enhance and maintain the character of the property and contribute to the overall area street scene.

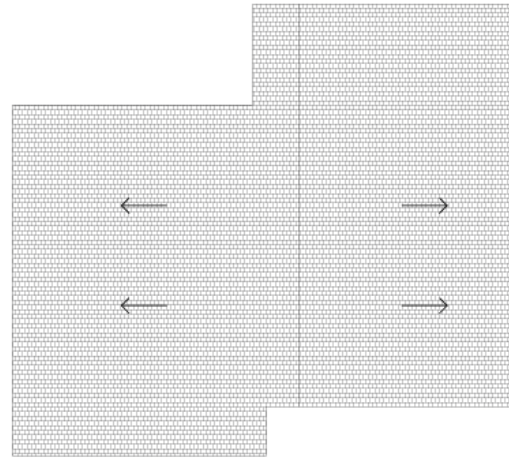




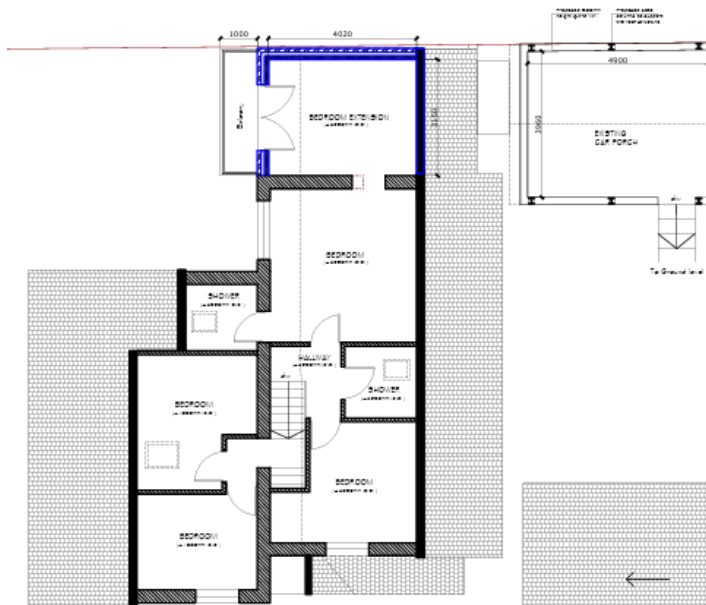
EXISTING GROUND FLOOR
SCALE 1: 100



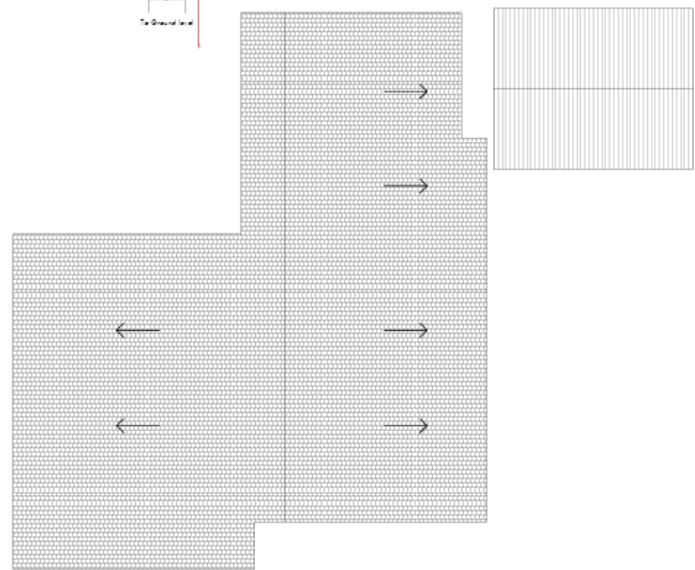
EXISTING FIRST FLOOR
SCALE 1: 100



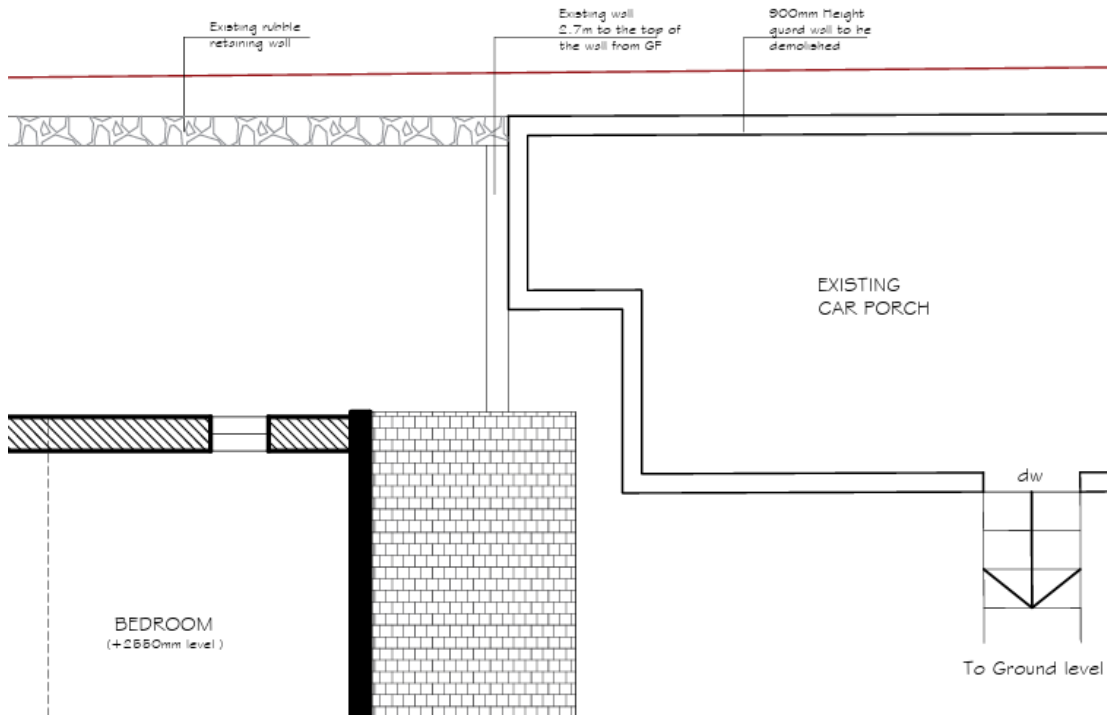
EXISTING ROOF PLAN
SCALE 1: 100



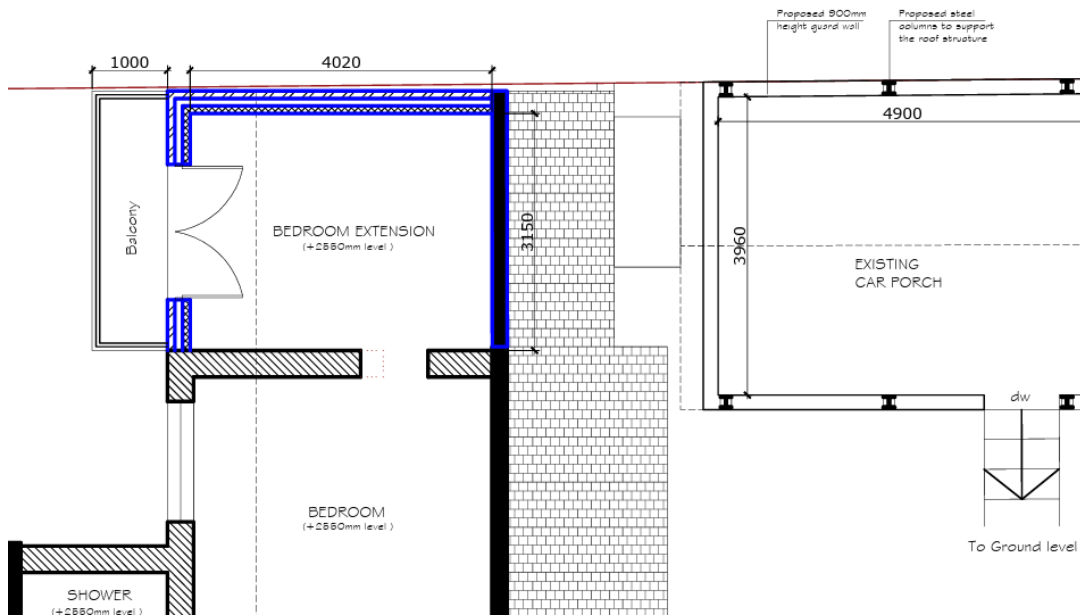
PROPOSED FIRST FLOOR
SCALE 1: 100



PROPOSED ROOF PLAN
SCALE 1: 100



Existing car porch

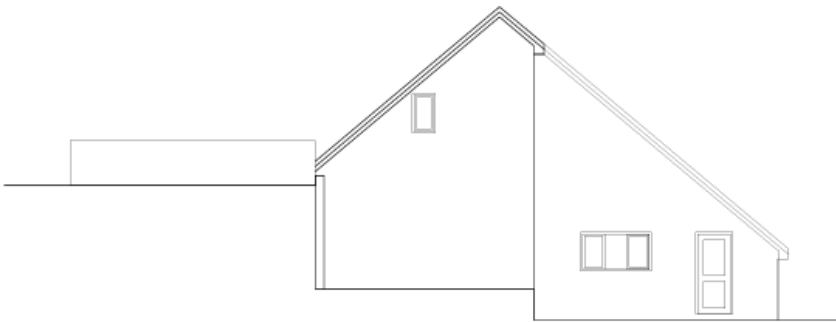


Proposed design alterations to the existing car porch

Existing and proposed front and rear elevations



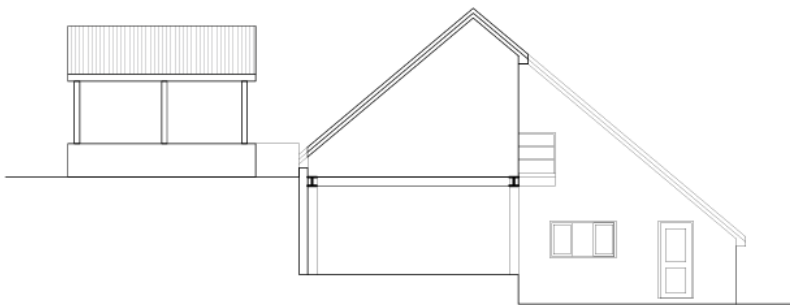
EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100

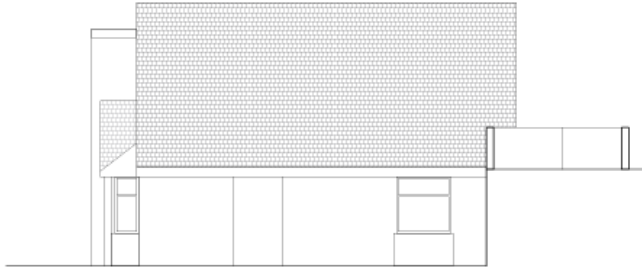


PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

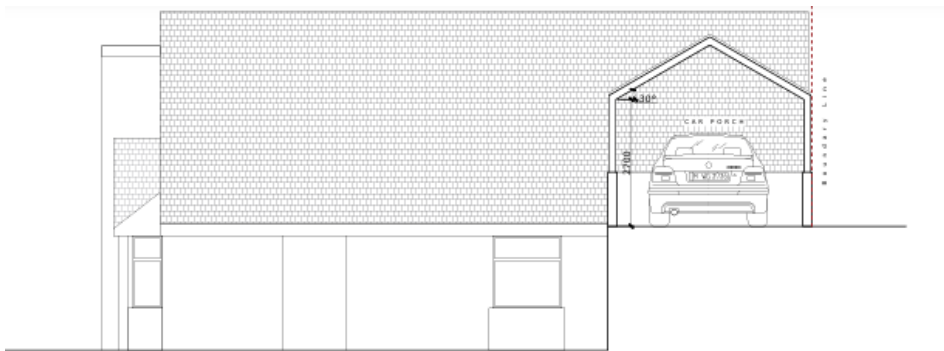
Existing and proposed side elevations



EXISTING RIGHT SIDE ELEVATION
SCALE 1: 100



EXISTING LEFT SIDE ELEVATION
SCALE 1: 100



PROPOSED RIGHT SIDE ELEVATION
SCALE 1: 100



PROPOSED LEFT SIDE ELEVATION
SCALE 1: 100

The proposed design responds to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural architectural elements are all addressed within the development proposal.

There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise or overlooking. The cumulative impact of the proposed addition of first floor will not adversely affect the overall design of the exterior of the house and the character of the area. The design protects residential amenity, both of new and existing occupiers and responds to the context and character of the area. Materials (colour, texture and extent) used for roofing, walls, doors and window frames are similar to the dominant construction or facing material in the area; materials should either match.

7.00 Summary and Conclusion

The proposals contained in this application have been informed by the clients brief to create housing development which makes a positive contribution to the street scene, neighbourhood and local community. The proposal is compatible with policies planning policies and design standards. Whilst respecting the character of the existing environment, we trust that the Local Authority will support this ambition to realize this opportunity by supporting the planning application as it: Creates a quality development suitable for its location, Enhances the character of the existing building and location / surroundings, Respects the amenity and privacy of adjoining properties, Provides an important contribution to the housing stock. Having regard to the above considerations, the proposed development represents an appropriate and policy compliant scheme. Accordingly, we would respectfully request that the application is approved.