

Heritage and Design and access statement.

Proposed site for two pairs of linked semi-detached dwellings at

Crossways, Bannister Green, Felsted Essex CM6 3NJ

DESIGN COMPONENTS

1 - AMOUNT – Two pairs of linked semi-detached compact dwellings are considered suitable for the site, all as indicated.

2- LAYOUT – Adequate amenity space is provided relative to the compact proposed dwelling footprints, together with parking spaces of a generous size. Site features afford buffers to adjacent developments. Access safety exists serving the site. There is little direct impact with adjacent dwelling sites.

3- SCALE – The proposed building heights, width and length are proposed to relate to adjacent dwellings.

4 – LANDSCAPING – Boundary fencing and hedges exist on the site, additional site division fences to be provided.

5 – APPEARANCE – The visual impression made by the proposals relate to adjacent developments where various building forms are present. Good quality materials will be incorporated.

ACCESS COMPONENT

1 - The principals that have led to inclusive design- Level approach to front entrance door which will contain an accessible threshold. Location of parking area allows adequate space and short distance to dwelling entrance door.

2 – The key accessibility issues of the site – Dwelling will be served by parking areas to suit requirements.

3 – The sources of advice and guidance used in respect of vehicular and transport links – adjacent road is a route for public bus services, providing towns, trains and Stansted Airport connections. There are work areas within the locality.

4 – Movements of access on equal terms regardless of age, disability, etc – Local authority adopted document (SPO) 'Accessible Homes and Playspaces' will be incorporated. Building will meet the needs of people in wheelchairs. Requirements of Uttlesford Local Plan Policy GEN2 which states that new developments should provide an environment which meets the need of all potential users.

I trust that the enclosed descriptions cover any Design and Access Statement requirements relative to the enclosed proposals.