

# Design and Access Statement

Full Planning Application for Proposed Erection of Two Number Dwellings

At

3 South Avenue

Rainworth

Mansfield

Nottinghamshire

NG21 0JQ

REV 01 – 03/03/2024

## 1. Background

This design and access statement has been prepared in support of full planning application (ref:XXXX) for two semi-detached three bedroom dwellings to the rear of 3 South Avenue, Rainworth accessible via St Peters Drive.

## 2. The Site

The site is the rear garden area of 3 South Avenue, Rainworth. The land slopes down westwards towards St Peters Drive.

Numbers 1 and 3 South Avenue are a pair of semi-detached two storey red brick dwellings set within a residential area within the centre of Rainworth. To the north is Rainworth's Village Hall and its parking area. The western boundary provides access to the large vehicular turning area located at the end of St Peters Drive. The southern boundary borders with a small, unoccupied and untended parcel of land.



Satellite view of site with red line boundary

The existing garden of 3 South Avenue is untidy and unkempt beyond the immediate patio and grassed area which is to be retained with the existing property. There is a large attractive tree located to the western boundary of the proposed site which is to be retained along with the existing street light.



*View of site from St Peters Drive*



*View of site from 3 South Avenue*



Site Plan

### 3. Design Approach, Materials and Scale

The proposed development is for 2 dwellings, which are three bed (4 person) semi-detached properties. Each dwelling has two off road car parking spaces.

Description	Dimensions
Site area	c. 510m <sup>2</sup> (0.05ha)
Footprint	54m <sup>2</sup> (per dwelling)
Storeys	2nr
Eaves Height	c. 5.4m
Ridge Height	c. 7.3m

Externally the proposed dwellings will be constructed with red brick. The front, side and rear doors are to be composite doors in anthracite with multipoint locking systems with UPVC white door frames to match windows. Front door canopies to be made from GRP with a crows foot style pediment with smooth finish. Frame and bracketry to be finished in white to match window frames with tile roof in grey to match roof level. Windows to be UPVC white. Decorative grey tile clad finish between ground and first floor bay windows. Stone lintels to windows and doors as indicated on elevations. Grey roof tiles with lead flashing to bay window roof.



Proposed Dwellings – 3D view 01



Proposed Dwellings – 3D view 02

## 4. Pre-Application Advice

The full planning application has taken cognisance of the recommendations made in the pre-application advice (ref: PREAPP/00073/23) received 30<sup>th</sup> August 2023 from Newark and Sherwood District Council as outlined below:

A revised proposed site layout for one pair of semi-detached dwellings in keeping with surroundings of entirely residential curtilages has been adopted.

Positioning and orientation of the proposed dwellings relative to nos. 1 and 3 South Avenue prevents any adverse overlooking, overshadowing or overbearing impact.

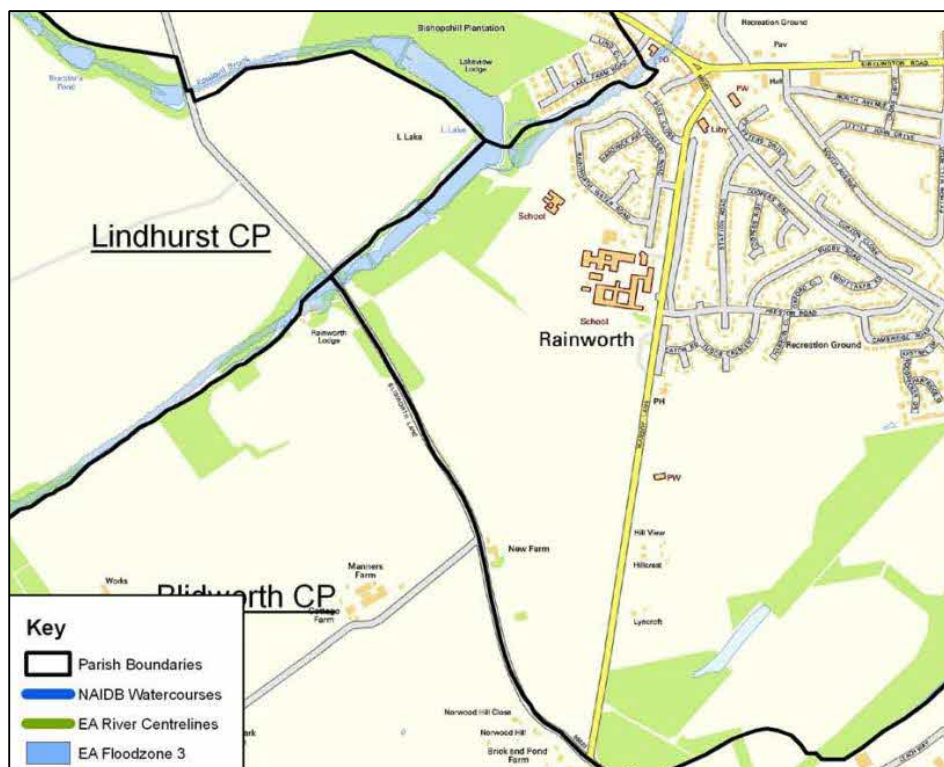
The existing tree to the western site boundary is to be retained with additional planting to the sites southern proposed to provide a soft boundary to the curtilage of the proposed dwellings. Suitable car parking is proposed in accordance with the Newark & Sherwood residential cycle and car parking standards and design guide.

## 5. Access and Approach

Safe vehicular and pedestrian access to the proposed dwellings will be provided via St Peters Drive which acts as a suitable local highway network. New dropped kerbs will be installed to provide vehicular access to the proposed parking spaces. The highways authority were consulted as part of the pre-application enquiry and noted the proposed development poses no significant concern.

## 6. Flood Risk

South Avenue, Rainworth is classified as very low risk to flooding and therefore does not require a flood risk assessment.



Rainworth Parish Flood Map

## 7. Conclusion

The proposed development represents a minor residential scheme within the built framework of the village of Rainworth. The proposed scheme offers an opportunity to deliver a high quality sensitively designed development which has carefully considered its context and setting which will contribute towards the provision of much needed new family housing within the area, with ready access to Rainworth's local services and amenities.