

**Design and Access Statement
for
2-Bedroom Detached dwelling house at the rear
of 44 Bishopscote Road
Luton, LU3 1NY**

INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for one 2-bedroom new dwelling house, at the rear of 42-44 Bishopscote Road, Luton, LU3 1NY.

The application seeks full planning permission to construct 2-Bderoom detached dwelling house with associated infrastructure and parking. Identifying the distinctive components that define local character has been a fundamental starting point for the design of the site. Local character comprises of a variety of design elements, from the way in which streets interconnect, development blocks and buildings are arranged, the use of common building materials, visual containment and boundary treatments, all play an important aspect.

The key purpose of the Design & Access Statement (DAS) is to explain the design process, which has led to the vision and application proposals. The DAS will be used by the Local Authority to ensure that the detailed design and the appearance of the application embraces the design principles that have been set out within the DAS. The DAS follows the approach that is

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012, the DAS provides information on: use and amount, access, layout, scale, landscaping and appearance. The DAS also demonstrates the steps taken to appraise the context of the scheme and how the design of the development takes that context into account.

SITE LOCATION AND CONTEXT

The site is part of the garden land of 42 and 44 Bishopscote Road, Luton, LU2 7TY Area is predominantly residential but other corner of the junction is commercial shopping parade.

PLANNING CONTEXT AND DESIGN GUIDANCE

In order that proposals contribute to the achievement of sustainable development, identifies three dimensions:

economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles, which are identified below:

1. an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

2. a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future

generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

3. an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to); replacing poor design with better design, improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes. In order to achieve this, the core planning principles which should underpin decision taking. These include:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places. Every effort should be made to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- encourage multiple benefits from the use of land in urban and rural areas; and
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable and that significant weight should be placed on the need to support economic growth through the planning system.

In relation to residential development, Government's key housing objective, which is to significantly increase the delivery of new homes to allow everyone to have the opportunity to live in high quality, well designed homes, which they can afford. To achieve this, the government will:

- Significantly increase the supply of housing;
- Deliver a wide choice of high-quality homes that people want and need;
- Widen opportunities for home ownership; and
- Create sustainable inclusive and mixed communities in all areas, including through regeneration and renewal of areas of poor housing.

The application site comprises an existing lawn area associated with 42 and storage space of 44 Bishopscote Road, and accordingly it is not considered to be of any significant ecological value and therefore no ecological study has been undertaken. Thoughtful design has allowed for the retention of the principal features of ecological value within the application site, namely the boundary hedgerows.

Appropriate timing and methods of site clearance and construction site management and appropriate lighting will prevent adverse impacts on the site's potentially limited fauna.

There should be no adverse impacts on potential Wildlife Sites in the wider area. The new dwelling will have its own services of gas, electric and water and will connect into the existing Bushmead Road sewerage system, all subject to the relevant approvals and no issues are envisaged.

EVALUATION AND DESIGN PRINCIPLES

The assessment of the site and its context has identified a number of constraints and opportunities associated with the proposed development. These are described below. This analysis of constraints and opportunities has informed the development proposals:

- Retention of existing trees, hedgerows and other important landscape features wherever possible;
- Mitigation of visual impact of the proposed development on views from the immediate and wider landscape to the north, east and south east as well as existing residential properties;
- Built development should have regard to the existing built context and character of Bushmead Road;
- The topography of the site provides an opportunity and constraint in relation to dwelling design;
- Suitable and acceptable garden land.

KEY DESIGN PRINCIPLES

The site provides an excellent opportunity for a development which integrates well with the existing residential areas of St James Road. The site has no overriding environmental designations or physical constraints and provides the opportunity to establish a sustainable development which is both physically and visually well contained.

The following design principles are a direct result of the evaluation of the site's context, constraints and opportunities:

- To promote the highest quality sustainable design, creating a 'place' which is both safe and attractive and which enhances quality of life, health and social well-being;
- To create an enduring high quality-built form, public realm and landscape that sensitively responds to its setting by using best practice contemporary design that is rooted in local character whilst avoiding a clumsy pastiche of architectural styles;

- Integration of the development into the existing scene of Bushmead Road particularly in relation to scale, density and public realm;
- Built development will respond to the morphology of the existing settlement and will be located in proximity to the existing street scene;
- Respond to the existing topography and key views into and out of the site;

Evolution

The development proposals have been guided by an iterative design process, which has been informed by the environmental and technical work, which has included an analysis of landscape, ecology, water and drainage, levels and movement. It has also considered the development's relationship with Bushmead Road and the surrounding context.

The proposed dwelling will be designed to complement the surrounding properties and area. It will be a unique and individually designed dwelling and will contain 3 bedrooms, one bathroom, large living room and a large kitchen and dining room. The dwelling's focus will be on energy efficiency and carbon reduction to reduce its ecological footprint.

It has a ground floor footprint of 44.5 sqm, each floor footprint of 40sqm. Each dwelling will be a 2-bedroom detached dwelling, each dwelling with two car parking spaces.

Proposed Front & Side Elevations

The dwelling will be constructed out of traditional materials and finished in facing brickwork, render with stone detailing and contrasting contemporary style grey colour UPVc windows and a modern Sandtoft Calderdale Edge Roof Tiles-Light Grey tiled roof.

Proposed dwelling would be constructed in brick using Ibstock Tradesmen Buff Multi Wirecut Facing Bricks.

Proposed Plans

The area surrounding the application site is a quiet residential road, with a diverse mix of individual dwelling types. The dwellings are mainly detached and are a variety of heights and sizes with private parking spaces and each dwelling has its own individual character and qualities. The new dwelling proposed will be orientated on the site as shown on the site plan. The orientation and design of the dwelling is derived from the east facing aspect and allowing a driveway at the front allowing two parking space.

The main front of the dwelling will provide surveillance down the existing driveway and will sit well within the new curtilage having a large west facing garden. There is a local bus stop in front of proposed development and it has been suggest to relocate the bus stop on the other side of the road. New vehicle cross over is proposed for the vehicular access to both dwellings. The parking area will be hard surfaced, using non-slip surface.

Good screening with new boundary treatment to split the site subject to the Local Authorities approval. The main garden area to the new dwelling will be to the rear with over 65sq.m.

LANDSCAPING

Attention has been given to the dwelling design including the scale and massing with a view of keeping the height of the dwelling to match with the existing street scene. Each new dwelling is 8.3m in height to the tallest ridge. The existing properties are a diverse mix of shapes and sizes with gabled roofs. The proposed dwelling shape is simple and rectilinear with gabled roofs to not over dominate and to complement the adjacent properties. The scale and massing of the proposal is consistent with the existing dwellings and the surrounding area. Well-proportioned doors and windows in contemporary style will provide and enhance the appearance to the property.

The siting of the dwelling achieves satisfactory separation distances to existing neighbouring dwellings. The proposed layout and space standards required around the dwelling is achieved and the surrounding trees/vegetation are to remain undisturbed.

National guidance for all residential properties requires all dwellings post 2010 and up to 2015 should acquire a minimum level of the Code for Sustainable Homes. The dwelling will be assessed and will be subject to a full design stage assessment upon approval.

CONSTRUCTION

The construction will utilise modern methods of build, including increased insulation for the external walling, floor and roof construction. Achieving excellent air tightness, thermal bridging and energy efficiency. Less air movement and leakage provides an indoor building environment that is significantly more comfortable, controllable whilst achieving lower energy bills. Internal water use will be reduced by installing water efficient domestic appliances and low WC cisterns. All timber used in the dwelling will be FSC & PEFC certified from sustainable managed forests and locally sourced if possible which will be of low environmental impact.

All windows and doors to be in a dark grey colour to add depth and contrast. To provide additional character the front entrance porch and gable ends. The roof will be finished in Marley- antique brown roof tiles again to compliment the styling. It is important to use good quality materials to ensure that their look will improve with age and weathering. All the materials will be chosen due to their low maintenance and longevity, and are subject to the approval of the LPA.