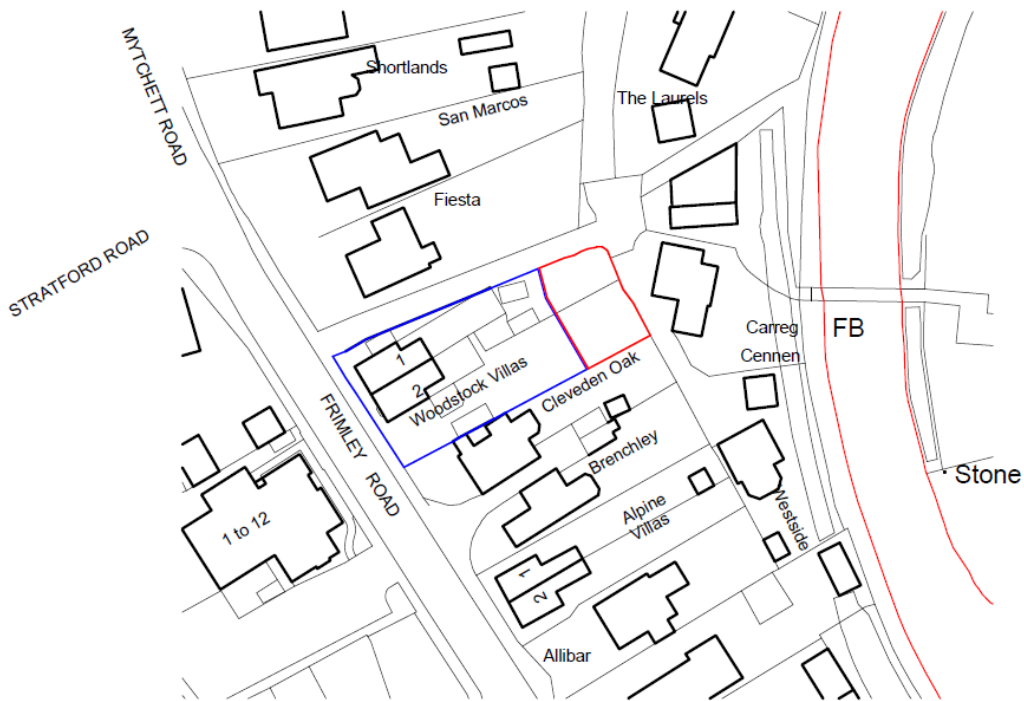


Design and Access Statement

for

2 Woodstock Villas, Frimley Road, Guildford, GU12 5PP



Introduction

This statement has been prepared on behalf of our client in support of a full planning application for the construction of a two-storey dwelling to the rear of 2 Woodstock Villas.

Site Location and Context

The application site is land to the rear of 2 Woodstock Villas which is located in the Ash Vale Ward in the constituency of Surrey Heath. The location benefits from nearby transport links such as Warwick Road Bus Stop (130 ft), North Camp Train Station (0.5 miles), Farnborough Main Train Station (2.4 miles) and Junction 4 of the M3 (3.0 miles).

The site is located within an urban area which is characterized by terraced, semi-detached and detached dwellings on medium plots with off road parking.

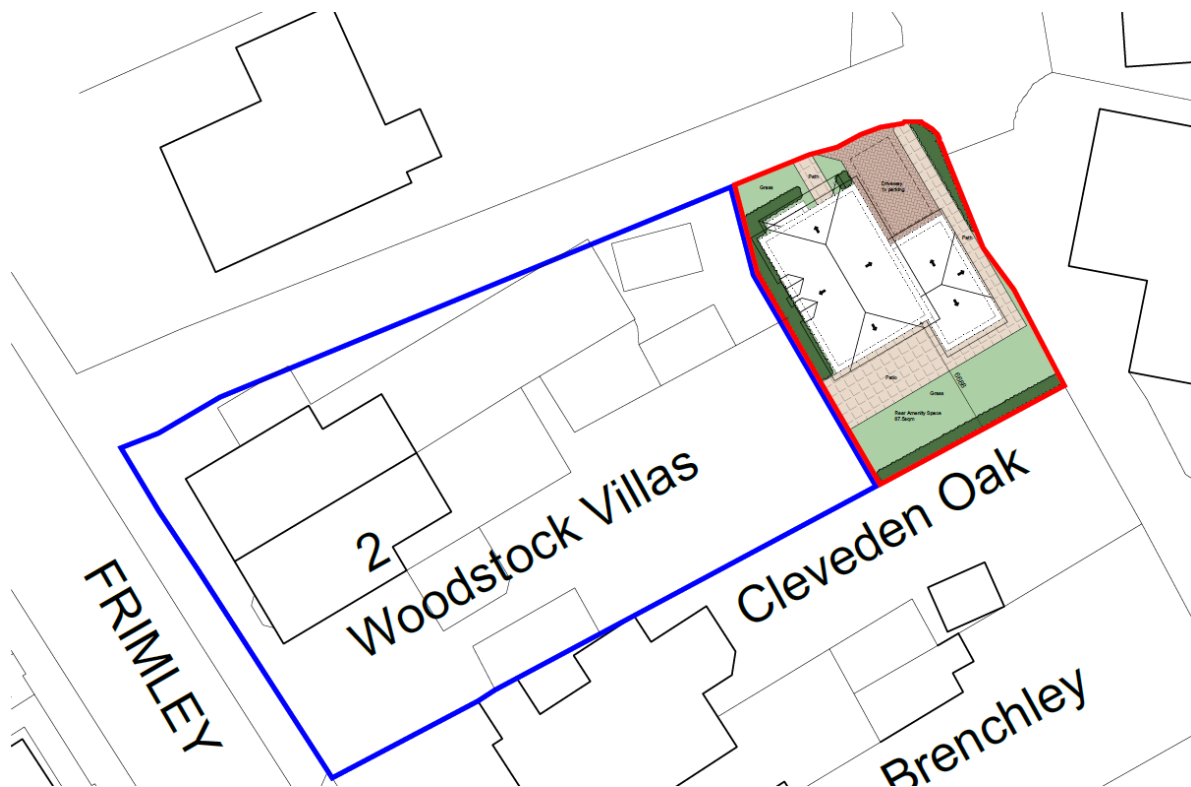
Existing Site Information

The site has a total area of 203.6 sqm and is located to the rear of a pair of semi-detached dwellings known as 1 and 2 Woodstock Villas. 1 Woodstock Villas is a convenience store to the ground floor with residential use above. 2 Woodstock Villas is a 2 bed dwellinghouse.

Woodstock Villas are red brick with yellow brick detailing, slate roof and white uPVC doors and windows.

The Proposal

It is proposed to construct a two-storey detached dwelling to the rear of Woodstock Villas.



The proposed dwelling will have a footprint of 75.8 sqm and a gross internal area of 105.3 sqm. The property will comprise the following:

- Open plan kitchen/ dining
- Living Room
- WC

- Master bedroom with ensuite
- Two further bedrooms
- Family bathroom
- Integral garage

The property has been designed as a 3 bed, 4 person dwelling in line with minimum space standards. All internal rooms have also been designed to comply with these standards. All habitable room windows are located to the front and rear elevations only with any side facing windows being obscured and for non-habitable rooms in order to ensure that there is no loss of privacy or sense of overlooking to Woodstock Villas.

67.5 sqm of south facing private amenity space is located to the rear and soft landscaping will be incorporated wherever possible to reduce the amount of hard standing and soften the form of development.

Access to the new dwelling will be via the existing private road and parking for 2 cars can be accommodated on the site (1 in the garage and 1 on the drive).

The architectural style takes precedence from both Woodstock Villas to the west and Cennen Carreg to the east. The proposed dwelling will feature a part gable, part hipped roof with lower eaves and ridge heights compared to Woodstock Villas in order to create a stepped transition between Woodstock Villas and Cennen Carreg. This roof form also takes precedence directly from Cennen Carreg. The dwelling will not have any detrimental impact on any nearby building in terms of overlooking, loss of privacy, overshadowing or loss of light. The property also won't obstruct any 45- or 25-degree site lines.

Materials will also be chosen to match nearby buildings in order to be in keeping with the surrounding area.

Conclusion

It is believed throughout this document it is evidenced that a new dwelling can be accommodated to the rear of Woodstock Villas a way which overcomes the previous reasons for refusal and would be in keeping with the character of the area.

The property will exceed minimum space standards and will be provided with ample parking and amenity space.

For the reasons detailed in this document, it is believed that this proposal is in keeping with and proportionate to both the application site and the context of the wider area.



Sterling House, Stroudley Road, Basingstoke RG24 8UG
telephone: 01256 541 943 email: mail@hr-architects.co.uk

Registered in England Company No. 7994411 VAT Reg No: 131 2407 64