

Planning, Design and Access Statement

Land adjacent to 50 Alder Crescent, Luton, LU3 1TG

Proposed Dwelling

April 2024

This Planning, Design and Access Statement has been prepared in
Accordance with the Department for Communities and Local Government
(DCLG) Circular 01/2006

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A. Design Statement

1. Appraising the Context

Assessment of the sites immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

Physical:

What is physically on the site?

Proposed 3-bedroom development facing onto Alder Crescent.

Social:

Who uses the site at the moment?

Parking space for the occupants of 50 Alder Crescent.

Economic:

What economic implications of the site are there?

One residential council tax.

Relevant Planning Policies:

What is the site zoned as in the council's local plan?

Un-zoned.

What are the current parking provisions?

Two car parking spaces at the front accessible from Alder Crescent and a parking space on side accessible from Saxon Road South.

What are the current amenity space/garden provisions?

Large side rear garden remains more than 80sq.m garden space is limited for proposed development but Blundell Road Park is at walking distance from the

proposed development, and that should be considered as amenity facility for the future occupants of the proposed development.

Involvement of both community members and professionals undertaken or planned. This may include: consultations with local authorities or local community groups.

Consultations:

What consultations have been had with local authorities?

None.

What other consultations have been had regarding the site?

None.

What were the outcomes of these consultations?

n/a

Evaluation of the information collected on the site's immediate and wider context, identifying opportunities and constraints and formulating design and access principles of the development.

Constraints:

What constraints are there in the surrounding area?

Corner property with access from Alder Crescent as well as Saxon Road South.

What aspects could constrain the overall design of the proposal?

Reduced amenity area of the existing dwelling house.

Opportunities:

What opportunities/good points does the site have?

Large site with two frontages.

Will it maximise the potential of the site?

Yes

Design of the scheme using the assessment, involvement and evaluation information collected.

The basic elements of the proposed design:

Existing garage to be demolished and two storey three bedroom dwelling house to be built replicating the design features of existing detached house. Ground floor would be of traditional brick construction and first floor construction would be of render finish match the existing street profile. Two parking space of existing house would be shifted on the side of the property with access from Saxon Road South.

2. Amount

What are the sites uses?

Parking space.

If residential how many flats or dwellings are there?

One currently

If commercial how much floor area is there?

n/a

What is the total floor area of the proposal?

115 square metres

3. Uses

What is the existing use of the site?

Residential

What is the proposed use of the site?

Residential

4. Layout

The proposed buildings in relation to the existing buildings:

The proposed development will sit in line with the current street line and would be connect to existing detached dwelling.

5. Scale

What is the width of the proposal?

5960mm

What is the height of the proposal?

8200mm to ridge.

What is the length of the proposal?

7900mm

6. Appearance

What materials are to be used for the external look of the building?

Brick and tiles

Number of storeys:

Two

Type of roof:

Pitched tiled.

7. Landscaping/ amenity

What are we doing to protect the amenities of the site?

All site is covered with concrete floor, that would be replaced with natural grass.

There is limited scope for landscape and amenity area, Blundell Road Park is 50 yards away from the proposed scheme, therefore that should be considered to overcome the amenity space.

What screening are we proposing on the site?

New 1800mm close board fence to split the two rear gardens.

What planting are we proposing on the site?

No additional planting is being proposed. Limited scope of landscape as well garden area but Blundell Road park, that is accessible from Avenue Grimaldi, is hardly 2 minutes' walk from the proposed development, therefore mentioned park could be used for amenity space.

B. Access Statement

It is important to note that the DCLG requirements for the access components of the statement relates only to "access to the development" and therefore does not extend to internal aspects of the individual buildings.

Assessment of the sites immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

Physical:

What accesses are already on the site?

Vehicular access from Alder Crescent.

How far away is the site from the nearest bus stop?

100 metres

How far away is the site from the nearest train station?

2.0 miles

What is the current width of the access?

4.5 metres at the rear

What are the parking requirements?

2 off site parking space proposed for the scheme, while existing dwelling house parking spaces would be shifted on the side of the existing house having access from Solway Road South.

What is the construction of the current access?

Block paving

Economic:

What economic implications of the existing access are there?

One residential council tax

Relevant Planning Policies:

What policies have been taken into account?

Car parking policies

Involvement of both community members and professionals undertaken or planned. This may include: consultations with local authorities or local community groups.

Consultations:

What consultations have been had with local authorities?

None.

What other consultations have been had regarding the site?

None

What were the outcomes of these consultations?

n/a

The applicants' policies and approach to access:

To ensure that all users will have equal and convenient access to buildings and spaces and the public transport network.

Evaluation of the information collected on the site's immediate and wider context, identifying opportunities and constraints and formulating design and access principles of the development.

Constraints:

What constraints are there in the surrounding area regarding access?

none

What aspects of the access could constrain the overall design of the proposal?

none

How have the emergency services been considered in the proposed site?

As existing from Alder Crescent and Solway Road South.

Opportunities

What opportunities/good points does the access have?

Good visibility all round.

Will it maximise the potential of the site?

Yes

Design of the access using the assessment, involvement and evaluation information collected.

The basic elements of the proposed design:

Retain the parking spaces on road and create 2 new parking space accessible from Alder Crescent.