

Design and Access Statement in Support of Detail Planning Application



Proposed pair of semi detached dwellings and on land at 15 & 17 Lower New Road, accommodated by subdivision and revisions to existing gardens, plus off road parking for the proposed dwellings, served via new highway access off Chapel Rd

1.0 Introduction

Our client is currently undertaking an extensive programme of repair, refurbishment and extensions (following planning consent ref H/22/94249)to No 15 and 17 Lower New Road. The background for this site, including previous ownership, section 215 & 43 notice, Knotweed, antisocial behaviour and adverse impact on the neighbourhood, are covered in this previous application.

The work is progressing, with considerable neighbour and local support, the impassable and overgrown site has been cleared, with the diseased, dead and multi stemmed trees removed to enable the identification, segregation and planned treatment of the Japanese Knotweed that is present on the site.

The total site area occupied by No 15, 17 is 1085m², with the existing semi detached dwellings located in an east/ west orientation, fronting Lower New Road, on the southern half of the site. Private gardens to No 3 – 15 are typically to the rear of the dwellings. No 17 is unusual in that it has a more substantial garden on what is a corner plot bounded to the north and east by highways. No 17 has a disproportionately large plot, in comparison with its immediate neighbours, totalling 765sq.m, with No 15 occupying the remaining 300sq.m.

There is the opportunity to rationalise and intensify the use of the overall site , by redefining the size of the curtilages to No 15 and to No 17, whilst also accommodating two additional semi detached houses on the site to the north of No 17 on underutilised land. It is also possible to provide appropriate private garden space and off street parking sufficient for each of the existing and proposed dwellings.

Our client is seeking to secure planning consent to subdivide the site to accommodate a pair of 3 bed semi-detached two storey family homes with gardens and allocated private parking served via new access from Chapel Road.

This statement is to read together with the attached package of drawings.

2.0 Context and Site



Application site looking south towards No 17 Lower New Road

The application site is at the northern end of Lower New Road on a large corner plot bounded by Lower New Road and Chapel Road. To the western flank of the street, the semi detached properties are set back from the pavement circa 5 - 6m and set within a circa 8.5m wide frontage, many with driveway and parking to the frontage and/ or side of the dwellings. No 3, 5, 7, 9, 11 and 13 have benefitted from single storey extensions to the rear, to provide additional living accommodation.

The eastern frontage of the street has a variety of development with a mix 20th C traditional terraced homes and later detached homes, with more generous frontages and in curtilage car parking provision.

The application site, by virtue of the surrounding road system and pattern of existing development, is very much a peninsula, with highways on two of the three boundaries.



View along Lower New Road looking North (taken prior to site clearance and works to No 15 and 17)

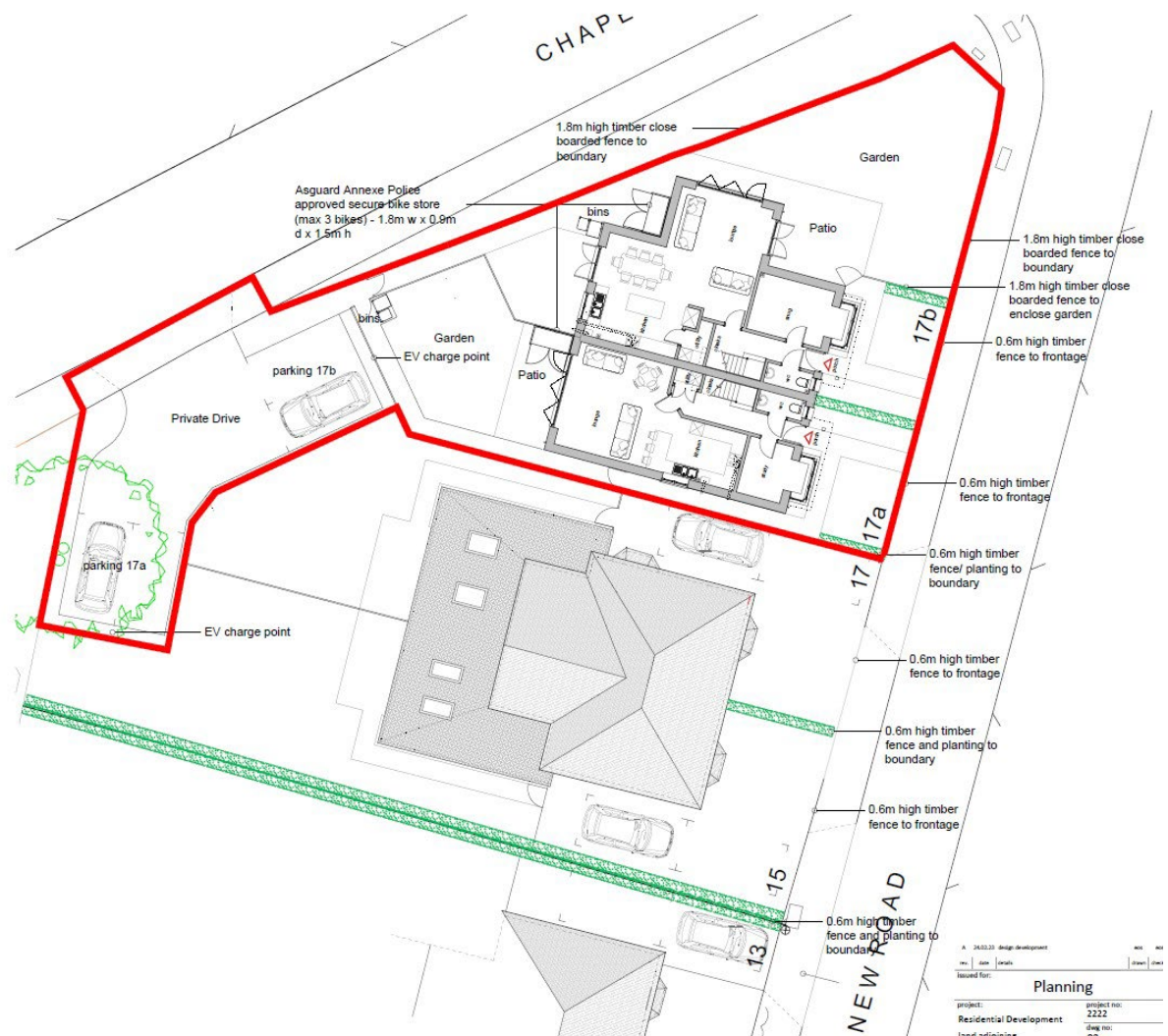
3.0 Proposal

4.1 Use – residential development comprising 2 No 3 bed two storey semi detached dwellings on land adjoining No 17 Lower New Road

4.2 Amount – summarised as follows:

- The area of the application site is 1150m² as shown by the application line indicated in red on the submitted drawings.
- The proposed 3 bedroom two storey property labelled as 17a, is circa 107 sq.m GIA
- The proposed 3 bedroom two storey property labelled as 17b, is circa 132 sq.m GIA

4.3 Layout: the proposals seek to extend the current frontage of development on the western edge of Lower New Road, and complete the street scene with a pair of new dwellings on the currently vacant and underutilised side garden of No 17. The proposals continue the rhythm of development and building line @ circa 6.0m in distance, to back edge of pavement. Furthermore the existing characteristics of the street frontage are reflected in the width of built form, height to eaves, hipped roof form and the incorporation of projecting bays on the ground floor to the reception room. As regards parking, the intent is to accommodate allocated off road parking for the 2 new dwellings. Taking into consideration the proximity of the junction between Chapel Road and Lower New Road, it is preferable to locate and site the 4 No parking spaces and access from Chapel Road at the north western end of the site where there is significant depth of site available behind No 15 and No 17. The respective gardens to No 15, 17, and 17a are proposed to be laid out to the rear of the properties, with the garden space to No 17b laid out to the side of the property, into the corner of the site; with the general arrangement of the dwelling arranged to take full advantage of outlook and amenity of their outdoor space.



Proposed site plan in context with No 13, 15 and 17 Lower New Road

4.4 Scale – the proposed dwellings share similarities in proportion and height to eaves and ridge to Nos 3 – 17 Lower New Road. The proposed No 17b which is located on the corner site is T shaped on plan by virtue of the shape and size of the corner plot, with its mass sufficiently set back the Lower New Road frontage as to read as a subservient and secondary recessive element in the street scene.

4.5 Landscape – The whole site with the exception of the trees on the north western boundary was cleared of vegetation in late 2022 in preparation for the treatment and excavation of the extensive Japanese knotweed present on the site. This is booked to be cleared by a licenced contractor in the coming months. The proposed landscaping to the frontage of the residential units is a mix of paving to access paths, together with shrubs and a grassed area, with laurel hedging defining the boundaries to the semi-private front gardens. Private rear

gardens are to be primarily lawn, with paved paths and refuse areas, decking to the patio and open spaces laid to lawn. Private rear gardens are to be enclosed with 1.8m high close boarded timber fencing to afford privacy and security to the residents. The parking and driveway area is to be surfaced in permeable paving with the level, specification to BS 5827 2012 compliant within the root protection zone to the adjoining tree. The boundary to the adjoining rear gardens is to be bounded by 1.8m high close boarded fencing.



Western street scene Lower New Road

4.6 Appearance and Materials – The scale, mass and appearance of the proposed dwellings borrow heavily from the adjoining existing dwellings. The building line, width of the street elevation, hipped roof form and the introduction of a bay, with pitched roof to the ground floor elevation, admittedly with extended overhang to provide weather projection to the front door, borrow from the character and appearance of the street.

Elevations are proposed to be in red brick bedded in natural colour mortar with a concrete tile roof in dark finish with terracotta ridge and hip tiles reflecting materials used in the adjoining dwellings. Windows, doors and bays are in UPVC with anthracite grey finish to match that used in No 15 and 17. Fascia's and soffits are to be in UPVC in white finish and rainwater goods in a UPVC with black finish. To the lower New Road frontage, cast masonry heads are proposed, with brick soldier courses to heads elsewhere.



Proposed Street scene – No 15, 17 and proposed units 17a & 17b

4.7 Access and Parking – Access to the parking is from Chapel Road, which has good visibility and a 30mph speed limit. The access is positioned circa 35m from the junction with Lower New Road and circa 10m from the private driveway access to the adjoining house at No 14 Chapel Road. An access and parking from Lower New Road was considered but discounted due to the proximity to the junction with Chapel Road. The application includes a new access via dropped kerb, vehicular crossing to the footway to an area for the manoeuvring and parking of cars within the ownership boundary of the site. This area provides for 2 No car parking spaces for both of the three bed dwellings with sufficient space to enter and exit the parking in forward gear. 2m visibility is provided between the driveway and the footway and the access is wide at circa 5.8m to ensure ease of ingress and egress. The parking spaces for No 17a and 17b will be provided with infrastructure to enable EV charging. In addition the dwellings will be provided with a secure police approved cycle store accommodating 2No cycles per dwelling, sited within the garden area to the rear of the dwellings. In addition each dwelling is provide with a hardstanding area to accommodate the EBC spec refuse and recycling bins. We are proposing that these are collected from Chapel Road, with the wheeled bins moved the short distance, by residents, from the rear gate area to the carriageway on collection days.



Chapel Road looking Northeast on approach to site on right

5.0 Summary

The proposals responds positively to its context and site specific constraints via:

- the siting, orientation and design of the proposed dwellings in a location that has no adverse impact on neighbouring properties, by virtue of its siting and presence of highways on two of the three boundaries
- the proposals are complementary to the existing, with a simple and entirely appropriate continuation to the street scene
- provides for its own access and off road parking
- is a windfall site within an established, well serviced and sustainable residential area, capable of contributing, and being delivered within a in a short timescale, towards housing supply.

This application seeks to create two new high quality family homes, on what is currently an underutilised, overgrown and Knotweed infested area of garden to the side of No 17 Lower New Road; in a form that will be positive, complementary, and an appropriate addition to the street.



6.0 Accompanying Drawings

2222/001 – Existing Location & Site Plan

2222/002 – Proposed Location & Site Plan Rev B

2222/003 – Proposed Floorplans

2222/004 – Proposed Elevations Rev A

2222/005 – Proposed Street scene & Typical Section Rev A