17 Hazel Grove, Fixby, HD2 2JP

New 3B 6P two storey dwelling in SW corner of lower garden.

Design and Access Statement

Author: *Christopher Clark (Moger Property)*
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Design principles and concepts applied to the development

The approach to the design of the proposed new dwelling has been one of balancing the need to meet the property owner's/applicant's brief for a good quality detached dwelling with consideration of the location and respect for the privacy of neighbouring householders and their continued enjoyment of their properties.

The scale and overall size of the proposed new dwelling was dictated by the scale of the properties elsewhere on Hazel Grove and by the need for the dwelling to stand comfortably in its plot and in relation to surrounding properties.

The materials of the proposed dwelling will be chosen to blend in and complement those prevalent in the immediate neighbourhood. The 'looking out' axis of the design was determined by the need to retain neighbours' privacy i.e. that they are not overlooked.

Context of the development influencing its design

The existing plot known as 17 Hazel Grove is to be split into two 'planning units'. The northern part of the existing plot currently occupied by a two storey semi-detached house and a double garage is to become one 'planning unit' (in this document to be referred to as Unit 1). The southern part of the existing plot comprising its lower garden is to become a second 'planning unit' (in this document to be referred to as Unit 2).

The owner/applicant's intention is to retain the house of Unit 1 as is and to demolish the existing detached double garage in order to give access to Unit 2.



Looking north from Unit 2 towards Unit 1 and its double garage (to be demolished) with no 15 Hazel Grove beyond.

Unit 2 will be developed to provide a new two storey 3 bedroomed dwelling with an integral garage. Its 'looking out' axes are west over the garden and south towards the contiguous woodland. This orientation of the new dwelling avoids any overlooking of other properties.



View of woodland from Unit 2 (contiguous to its southern boundary)

The north and east boundaries of Unit 2 shall comprise a timber fence to no higher than 2ms. The existing evergreen hedge along the west boundary will be retained.



Hedge to be retained along west boundary

Suitable, residential-scale trees will be planted inside the west and north boundaries.

The existing evergreen hedge along the existing east boundary of Unit 1 shall be retained.



Looking south towards Unit 2: existing driveway serving Unit 1 with evergreen hedge (to be retained) along Unit 1's east boundary



Looking northwards up existing driveway from existing garage showing evergreen hedge (to be retained) along east boundary of Unit 1.

Access to site

The existing pedestrian and vehicular access into Unit 1 off Hazel Grove is to be retained and shared with Unit 2.



Access to Units 1 and 2 from Hazel Grove

The west boundary of the existing property is to be moved 3ms to the east thus providing pedestrian and vehicular access from the shared access off Hazel Grove to Unit 2.

Space for parking two cars will be provided within Unit 2. A turning head will be provided at the end of the driveway into Unit 2 in front of the new integral garage