

DESIGN AND ACCESS STATEMENT

PROJECT: Demolition of refused dwelling under 2023/62/91577/E completed and replaced with new design dwelling to generally to follow past approval 2022/62/91990/E



Above: as built



Above: as original



Above: Planning approval 2022/62/91990/E

Above: New design proposal

Current Use:

The site is currently vacant with the build almost complete as per refusal application

No 2023/62/91577/E

The Building & Layout:

The layout and building are shown on the accompanying drawing numbered

25.2796.01A & 02A

The Proposed Design:

This application is for Demolition of refused dwelling under 2023/62/91577/E completed and replaced with new design dwelling to generally to follow past approval 2022/62/91990/E

The new design proposal has incorporated and addressed the refusal items as follows:

“1. The proposed dwelling, by virtue of scale, massing and design, would fail to integrate sympathetically into the street scene and would not be in keeping with the character of the area.

2. The proposed development, by virtue of scale, massing and proximity to nos.12 and 14a Thornhill Park Avenue, would have an oppressive, overshadowing and overbearing impact on the amenity of neighbouring occupiers.”

To address the above issues of mass, scale and design - the front footprint has been reduced, design altered from three storey to two storey, set back introduced to create a visual break, ridge line lowered, altered roof design to harmonise with the area and echo the original building, first floor rear foot print reduced to omit the impact to 12 & 14a, side windows now to non-habitable rooms and obscure glazed, 1.8m timber screen fence between 12 and 14 to provide privacy and segregation. Note No 12 is owned by the applicant also and is used by the family and therefore, no current real privacy issues exist.

Access:

We are aware of the requirements under Part M of the Building Regulations and as such, all designs shall aim to conform to the requirements of Part M, where the requirement exists. We aim to design buildings for optimum ease of use by their occupants and visitors.

Evaluation:

We believe the new proposal now addresses the previous reasons for refusal and therefore kindly request your support on this application.