THORNS-YOUNG
ARCHITECTURAL

Our ref: 3094.10.CC

Your ref:

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DESIGN AND ACCESS STATEMENT

PROPOSED NEW DETACHED HOUSE AT

LAND TO THE SIDE OF 16 ELDERBERRY WAY, COWPLAIN.

DESIGN: The proposed site is formed by land to the side of 16 Elderberry Way, which currently houses a disused swimming pool and patio area. The property is situated in a popular quiet, residential area.
It is proposed to construct a detached three bedroom house with a total enclosed floor area of 68m2. A new boundary will be formed with No. 16 Elderberry Way as shown on attached drawings. Both properties will have off-road parking for two cars. Pedestrian access to the new property will be off Elderberry Way, vehicular access off Magnolia Way. The existing vehicular access for No. 16 will be changed to Elderberry Way.
There are a mix of styles of properties in the immediate area, predominantly 60's/70's semi-detached houses and bungalows. The popular finish to most of the houses is brickwork to the lower floor and tile hanging above. We have decided to go with this on our proposed new dwelling, with a matching profiled concrete roof tile. All windows and doors will be white UPVC.

LAYOUT: The new property will be broadly orientated north/south with a south facing rear garden. The rear garden will be 9.5mtrs x 10.5mtrs [longest dimensions, including car parking]. The front garden will be 6.5mtrs x 6.5mtrs [longest dimensions].

SCALE: The neighbouring properties in Elderberry Way and Magnolia Way are two-storey semi-detached dwellings. The scale of the new development relates mainly to No. 16 Elderberry Way, which is a semi-detached house. It is intended that the proposed development will reflect this scale. The new building will have a ridge height of 8.5mtrs above adjacent ground level which will be approximately 1.2mtrs below the ridge height of No. 16.

LANDSCAPING: The new garden areas will be laid to lawn with the parking spaces in permeable block paving. The boundary will be marked with a 1mtr high brick wall to the front garden area to match adjacent properties and a 1.8mtr high timber fence to the rear garden area.

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Design & Access Statement
New detached house at
Land to side of 16 Elderberry Way, Cowplain.

APPEARANCE: The east facing windows to No. 16 are secondary only. The entrance will be moved to the Elderberry Way frontage. There will be no overlooking windows from the new development.

ACCESS: The pedestrian and vehicular access to No. 16 will be relocated to Elderberry Way. Pedestrian access to the proposed development will be off Elderberry Way, vehicular access off Magnolia Way.

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1st September 2010

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