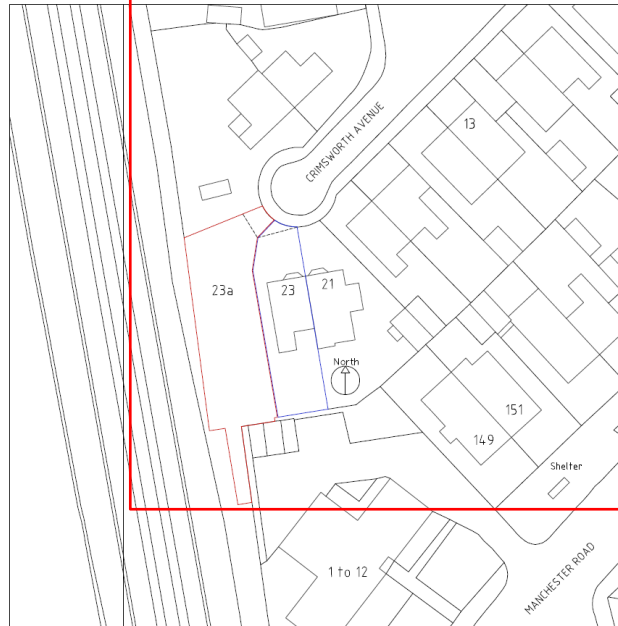




Design and access statement
And existing context photo record.

Proposal.

The proposal is to introduce a new detached family home in a plot next to 23 Crimsworth Av. The design sets out to aesthetically respect the adjacent properties by matching a number of the materials, proportions and features.

The new house shape is based on a half semi, with eave heights and a bay roof feature closely matching the adjacent house. The new house is on a lower area of the site and allows the opportunity to lower the building the ground and first floor to achieve a good attic level without changing the roof line that is visible to the road.

The interior will house a modern home which is designed to meet modern building regulations, energy saving standards and a modern lifestyle. A larger family home is inserted within a shell which matches the proportions of the adjacent properties but introduces an additional bedroom and bathroom in an extended attic space. The house will offer a home for a larger family in an area where there is a demand for good quality larger family homes.



Proposed front elevation



Existing front elevation

View from the Tram line and west

The hidden side and rear elevations will be constructed from a modern common brick with charred larch to the attic level set back mansard walls.

A lot of the windows in the nearby properties have been replaced with modern UPVC windows and are not of any significant architectural merit. The windows will be specified to achieve U values and draught proofing to current building regulations with thin modern aluminium grey frames.



Proposed View from the Tram line and west



Existing View from the Tram line and west

Garden/South Elevation

Orientation, aspect, sun and light.

The plot benefits from a very good aspect. The private rear and side elevations are both oriented to the private garden areas and south west sun aspect. This allows the opportunity to open up these private elevations with larger window and floor to ceiling windows all of which creates a positive relationship between inside and outside spaces with increased ventilation, light and ease of access to the exterior amenity spaces.



Proposed



Existing

The elevations that are visible to the road and nearest to the adjacent house will match materials with reclaimed bricks and terracotta tiles.

There are a significantly reduced number and size of windows and these are to non-habitable spaces. The roof lights are to attic storage spaces and the stairwell.



Photo of existing Garden area
looking towards the tramline



Crimsworth Avenue view of the
entrance to the site



Photo of existing Garden area
looking towards the Crimsworth Av



Front entrance boundary.

This entrance gateway will be opened up from the current 2.7m to 4.1m



Boundary with 23 Crimsworth av.

Timber panel fence to the East boundary with 23 Crimsworth Av. This fence will be retained.



Rear boundary with Queens court.

Existing boundary is a combination of different types of timber panel fencing, herring fencing and overgrown hedge. New 2m high timber lattice fence to be introduced in place of the poor quality boundary treatment that has fallen into disrepair.



Boundary with the tramline.

Timber panel fencing with steel posts. To be retained.

Proposed landscape

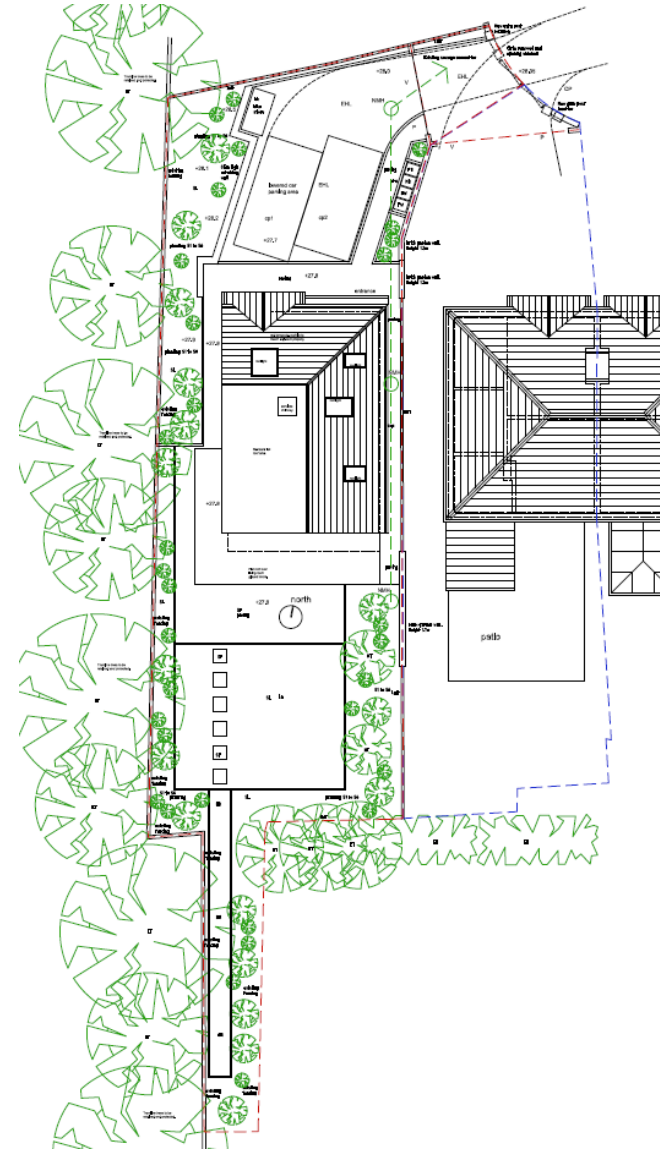
The front garden area will match the adjacent property with a short drive and a porous hardstanding area with sufficient space for two cars. There will be a pathway adjacent to the parking spaces, a semi enclosed bin store area with planted borders. The car parking area will be 500mm lower than the tramway boundary landscape with a 500mm high edge retaining wall which forms a very secure boundary to stop any vehicles from driving through and on to the tramway.

A low level bike store shed has been included in the front landscape area.

The landscape consists mainly of soft and porous landscaping with a good proportion of planted areas. There is ample private rear south west facing amenity outdoor space for the householders to enjoy.

The new building is located in line with the existing adjacent house to avoid any overshadowing and matches the building line along the avenue.

Plans: Garden



Ground floor. Living areas.

In contrast to the exterior elevations which match and work with the adjacent properties the intention is to design an interior that relates to modern open plan living. In the modern day central heating systems do away with the need for individual rooms with fireplaces as the sole source of heating.

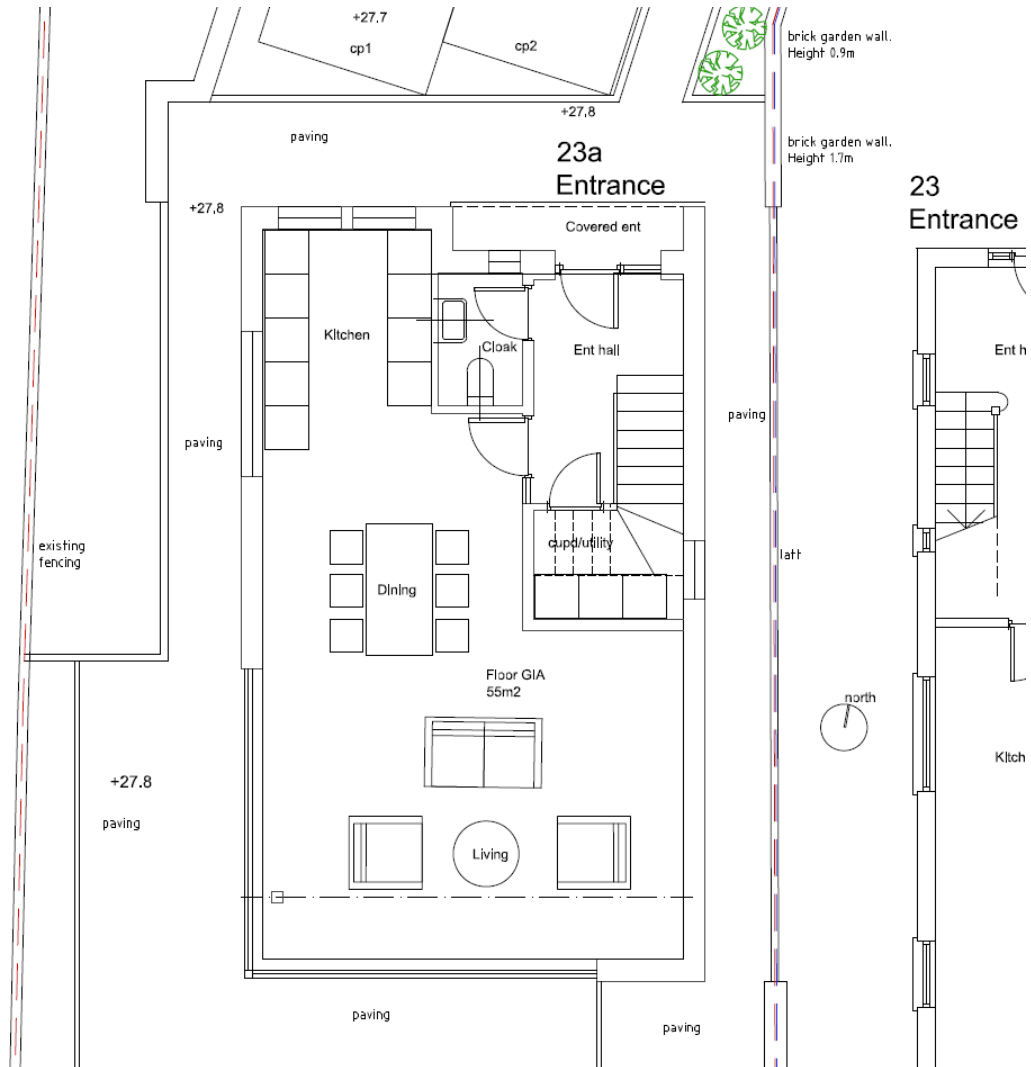
There is a greater desire for the whole household to interact more which lends itself to open plan interconnected living, cooking and eating areas.

Areas for the preparation of food are very well connected to an internal dining area and also to the exterior.

It is a modern interior set within a traditional house.

Access.

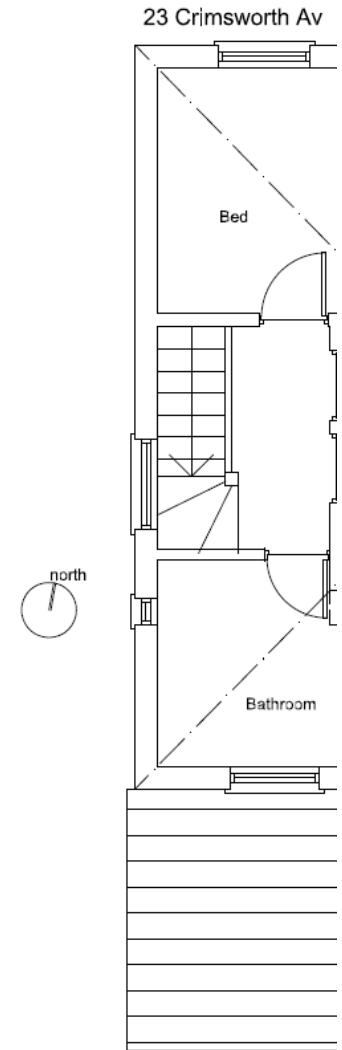
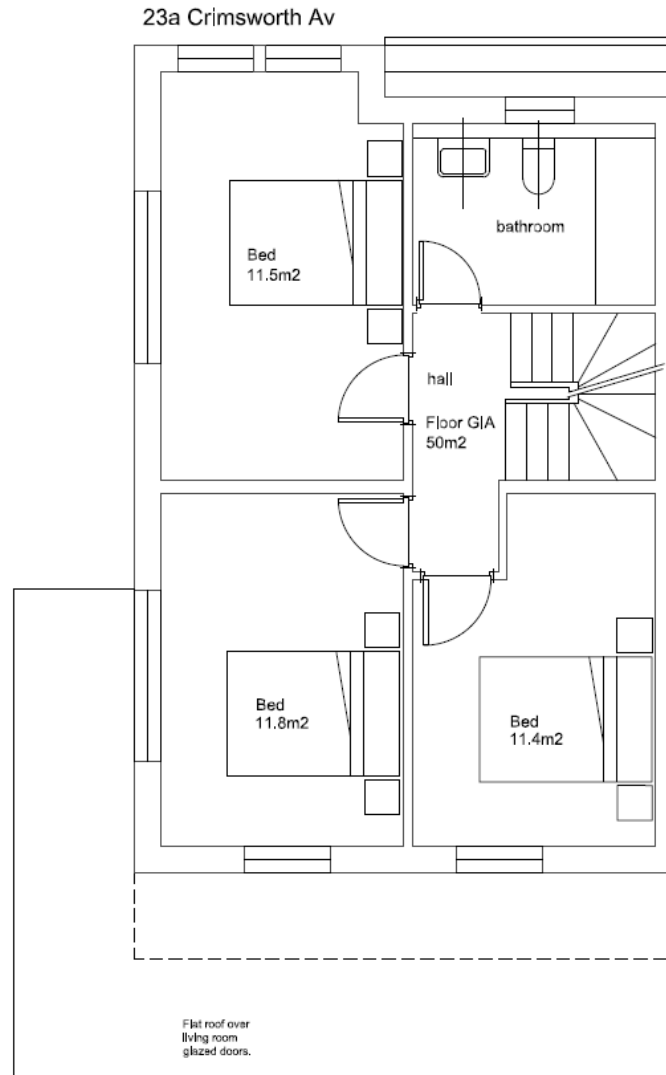
The property has level access and can be adapted by an end user if required to be give access to the upper floors and a family bathroom that is large enough to be converted to a disabled bathroom.



Plans: Ground floor

First floor. Bedrooms.

This is a traditional bedroom floor layout with 3 bedrooms, a family bathroom. Each room is a very good proportion and enjoys a very good level of natural light, ventilation and a good view.

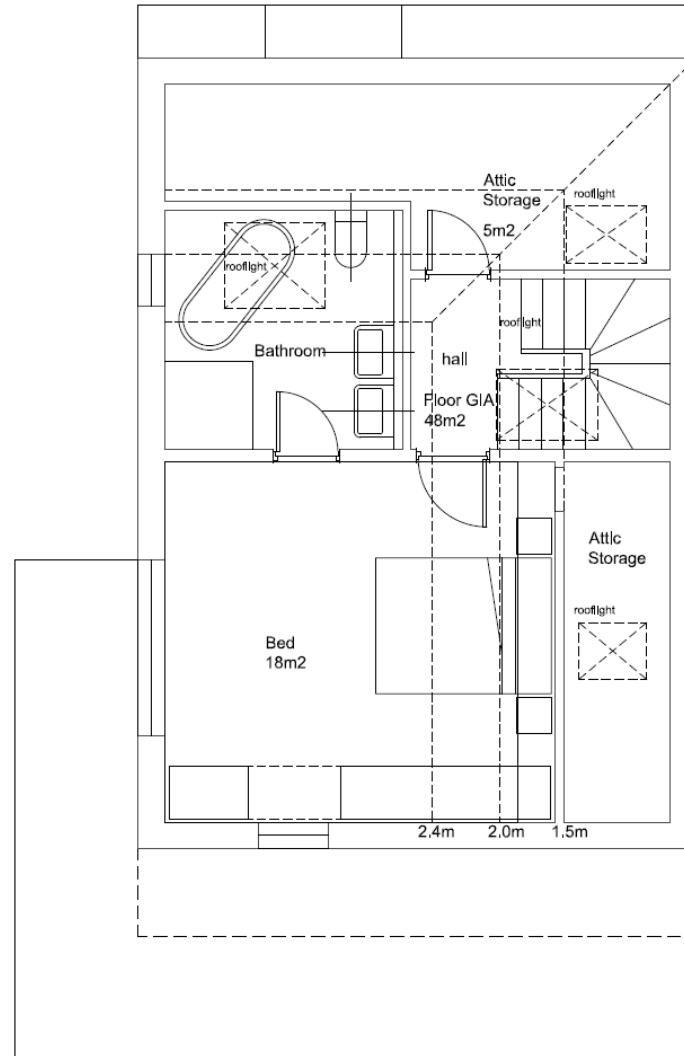


Plans: First floor

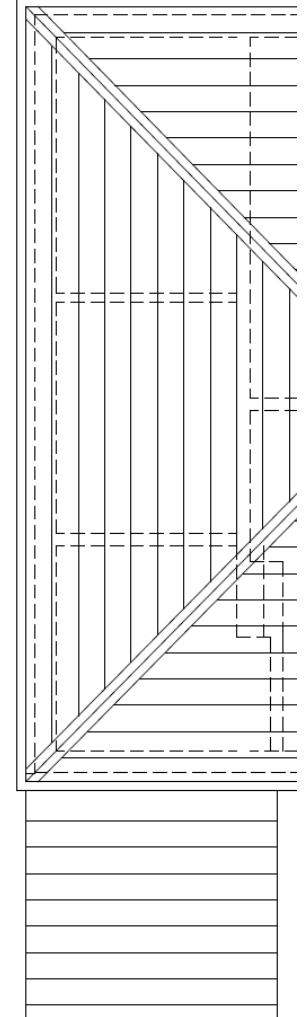
Attic floor. Bedrooms

By lowering the ceiling heights to a good modern standard height it allows for the introduction of a full footprint attic floor. The allows the introduction of a bedroom and a bathroom together with ample storage space. The additional rooms would allow a larger family to occupy the house or overflow spaces for home working or for a guest room.

A larger family in the area that has outgrown a smaller local house would be able to stay in the area and live in a house that satisfies their size/room requirements.



23 Crimsworth Av



Plans: Attic floor

Roof

The roof will be configured to match the adjacent traditional roofs. Rooflights have been used to bring additional natural light and ventilation to the storage spaces, stairwell and the attic bathroom.

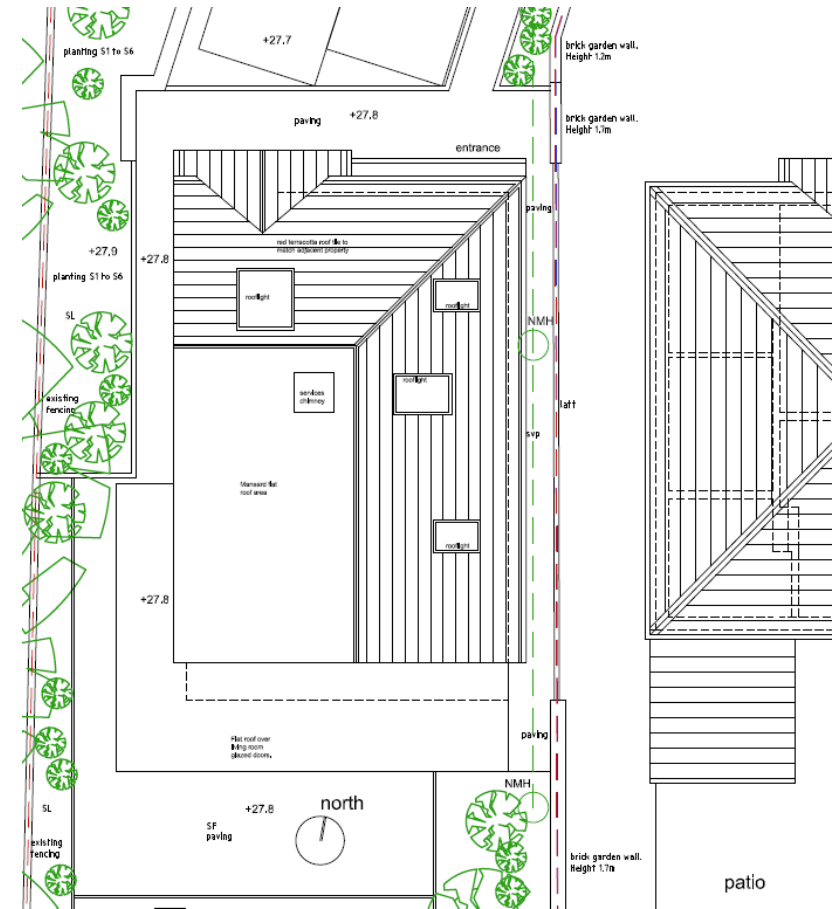
A rear mansard dormer has been introduced to take advantage of the attic void which in most traditional older houses is underused.

Principal elevations



Rear and side elevations
Mansard roof

Plans: Roof



CONCLUSION

Having regard to all elements of the scheme, and in relation to relevant planning guidelines, it is considered that the benefits of the scheme will have a positive impact both on the property and the local area. The increase of district centre populations living in good quality homes is very much in keeping with planning objectives to not only create sustainable district centre population numbers but thriving communities.

