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Stamford Rd and Hawkhurst Rd

DESIGN

CONTEXT:

A planning application No 099548/FO/20/2012/21 was approved. My client started work in early Feb 2016 which was just within the 3 year approval period. Unfortunately the ground was found to be loose and so piled foundations were required. These were not completed and a constructive start as required by yourselves was not done until August 2016. So due to a misunderstand, the work was started to late. This application is a reapplication of the previous application that has run out. So as to regularise the situation.

SUPPORTING STATEMENT:

We have not changed the design to any appreciable amount. Parking underneath will remain. As stated above, a flat with 5 bedrooms was approved. he Mosque Committee wish to continue with the single flat. So the description reads as:- **Land on Hawkhurst Road on land owned by the Dar- Ul– Uloom Mosque. To create a two storey building. With parking for Hearsts below and a residential flat on the first floor and into roof space.**

DEVELOPMENT CONTEXT:

The application site has residential development to either side with a Mosque to the front. The New building is set at the Hawkhurst Rd end of the car park, that belongs to the Dar-UL-Uloom Islamia. So a single domestic building will fit in well with its surroundings.

LAYOUT:

The siting of the building, will respect privacy distances and residential amenity of the surrounding area. It will be sited opposite to the adjacent property. It is set back 7200M from the rear of the existing boundary wall on Hawkhurst Road. The Building 7.898M wide and 12.339M long 4no Wheelie bin sheds, built in a complete timber constructiom. All to the requirements of the city refuse department. The building will fully soundproofed all to agree specifications of the Cith Building Control.

SCALE AND APPEARANCE:

The Dwellings footprint is appropriate in size and scale for the site and complementary to the surrounding develAopment. The existing car park is 1714.86M2 in area. The proposed building footprint is 95.98M2.The design is a traditional one using Brick wall construction and Tiled roof. Widows and doors in PVC, match the adjacent building. The dormer will be clad in tiles to match the roof.

The garage area will have colour coated steel shutters installed for security.

ACCESS

Traditional access to the building, with a front door and ramped access to the front, formed by running the flagged footpath up to the door at amin of 1 in 12. A one way system already operates within the car park. Existing parking is vastly underused, so the loss of some parking spaces will not effect the existing arrangements

This site is within walking distance of the local primary, junior and senior schools. A Doctors and Chemists, Local shops and Supermarket.

HARD LANDSCAPING

The Car park that exists and is covered in Tarmac. Any removal of this will be replaced, except for an area to the front of the new building.

SOFT LANDSCAPING

A line from the front left corner to the front boundary wall up to the boundary adjacent to the neighbours house, will be used for the flats personal use. A private parking space will be created in tarmac. A flagged footpath from the door to the existing gate. The front area will be grassed with a berberis or other suitable shrub along the boundary.

CONCLUSIONS

It is therefore considered that this proposed development, makes good use of the site, In that Family accommodation will be provided within a newly developed residential area. Careful attention has been given to the impact on the area.

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