

Design And Access Statement

1006-06 – land To form 25-27 Vale Street, Clayton

1. Proposal:

- Build 2 new dwellings to vacant plot of land adjacent to plot with 2 newly built houses..

Reason:

- The applicant would like to take the opportunity to build a pair of semi-detached style dwellings.

2. The site:

- The site has been empty with no building or any particular usage for a number of years and is currently in danger of being over grown with shrubs/trees and weeds. Historically there was houses on this site.



3. The Proposed Buildings:

- Build 2 new semi-detached style dwellings, each have a lounge and dining/kitchen and WC at ground floor, 2 bedrooms and 2 bathrooms at first floor.

4. Landscaping and Car Parking:

- Landscaping is kept to a minimum.
- The small front garden would have a parking space, a small ramped access to the front door and front gate.
- The parking to the front would be permeable tarmac and the front and rear gardens would be paved.

5. Proposed Materials:

- Walls are to be a mix of red brick and stonework, to match the houses already built next door.
- Roof is to be a pitched roof with grey slates.
- Windows and doors are to be dark grey Upvc with stone sills and heads.
- See below image of neighbouring houses which the proposal intends to mimic.



6. DDA:

- Access to the new facilities are to be level access to front door, with a downstairs toilet.

7. Scale:

- The proposal is to use the land available for the new dwellings, leaving ample parking and garden areas to both the front and rear.

8. Appearance:

- Appearance is to mimic the houses built next door.

9. Refuse Collection

- The existing refuse collection regime is to remain in place for the proposed dwellings
- There is bin stores shown on the proposed site plan.

10. Secure By Design

- There is security lights to the rear of house.
- There is a secure bike shed to the rear.
- There is a 2 metre lockable gate as access to the rear of the house. The gate is set at the front corner of the houses.