



DESIGN STATEMENT

External Landscaping Works

At the Rear of

14 Waverley Road,
Ramsgreave,

BB1 9BN



STRUCTURAL ENGINEERS

Preamble

We have prepared this statement on behalf of our client to support their application for planning permission for the landscaping alterations at the rear of the property.

As it can be established, that the property is on gradual slope upwards, approximately 1.4m above the finished ground floor level of the dwelling. Historically, the property had a large garage (or similar structure) as well as raised area at the farthest of the plot covering the entire width. See photograph 1.

The Application

The proposal is similar to its historical landscaping arrangement and unchanged in terms of its height, especially at the farthest rear of the plot.

We are of the opinion that the raised area existed before the newest developments have taken place within the vicinity of this property.

Recent Planning History

No Planning history was found for the address.

The Proposal

The proposal is to maintain the height of existing raised level. Since this area has been cleaned by removing plants and introduced pergola structure, the concerns are raised for the privacy.



The design of pergola structure will be consisting of reed garden screen to mitigate overlooking and privacy issues. Furthermore, at least three numbers of palm trees have been introduced to further maintain the privacy concerns. Additionally, as a last resort, an additional 1.8m high timber fence from pergola floor level would eliminate any concerns, however this option is not shown on the drawing.

Design and Impact

We are of opinion that the proposal has negligibly impacted for the concerns raised. We are also of an opinion that, with the revised landscaping will bring betterment to not only the property but to the area too.

Access

N/A

Conclusion

The proposed landscaping would not result in a considerable impact upon levels of amenity enjoyed within neighbouring residential properties. The scale and design of the proposal is subservient and therefore, it is our view that having the pergola with reed screen at the rear as well as on side would create a better leisure space with an absolute appreciation of nature by maintaining privacy for neighbours.