

Design and Access Statement
For the development of two detached properties and associated works at
8 Hammond Drive
Read
For
Mrs and Mrs Harrison

Date 02nd April 2013

Job ref. 4285

Author

Introduction

8 Hammond Drive is a detached property located approximately 3/4 of a mile North West of the centre of Read. We propose to build two detached dwellings on the site, which is a large garden on the edge of the settlement boundary of Read and Simonstone.

Design

The principal elevation of the new dwellings face to the North. The front of the properties will be rendered and will have a local sandstone plinth to match the existing properties in the surrounding area.

It is proposed that the new dwelling and materials will be of the highest quality natural stone and slate roof. The proposed buildings will sit well within the plot, and enhance the neighbourhood. The properties are designed to match the topography of the site hence built into the hill side so only the upper ground floor will be visible from Hammond Drive, minimising the impact of the proposal. The south west elevation of both dwellings afford an aspect over open fields.

The proposed properties will not be isolated and they are within a well-established low density residential area. The new dwellings will be within the curtilage of the existing property at 8 Hammond Drive. The existing highways infrastructure into the site is suitable for the residential development. Hammond Drive is a road that is only used to gain access to around 9 properties so very few people will drive past the new development.

Access

New access will be installed from Hammond Drive, utilizing the existing entrance to the site. This will be achieved with minimal disruption to the fabric of the estate. A shared access will be fitted to accommodate two way movements to Hammond Drive. The drive will be tarmac and complete with a turning hammer head in accordance with Lancashire County Council Residential Road Guide. The new dwellings will be built in accordance with Building Regulations and fully compliant with Approved Document Part M.

The internal layout is designed so that it is easy to gain access to all the rooms in the property. The upper ground floor is open plan so you can walk freely between the sitting room, dining room and kitchen. The layout of the lower ground floor is more enclosed giving more privacy to the four bedrooms.

The lower ground floor of the property has three sets of external doors providing direct access to the garden area. Similarly the upper ground floor has level access onto the external garden terrace. Internally the stair case has sufficient width to incorporate a stair lift.