

Design and Access Statement.
Land adjacent Covert View /
to the Rear of Albany House & Beechwood.
Wratting Road, Haverhill.
Suffolk.

The Proposal

The application is for the erection of 3 No. 3 bed semi – detached dwellings together with access and all necessary external works

The Brief

The brief for the development was to provide 3 new homes and to create a design that is of a standard that will enhance the character of the area and contribute to the sustainable housing stock in Haverhill.

Site Appraisal.

The application site (approx. 0.07ha) is situated adjacent Covert View Wratting Road. Wratting Road is one of the principle routes into Haverhill from the North, with residential plots on both sides of the road. The properties are generally detached and semi-detached two and three storey dwellings. Properties vary in style and form, reflecting the various stages of development of this area.

The site itself lies on the West side of Wratting Road in a highly sustainable position due to its close proximity to local amenities and services within Haverhill as well the local public transport infrastructure along Wratting Road. The site is also within easy walking and cycling distance of central Haverhill, and Haverhill bus station.

Planning History

There is one previous planning application on this site. Approval for 1 No. large family home on this site was approved by West Suffolk BC. Ref no. DC/22/1925/OUT

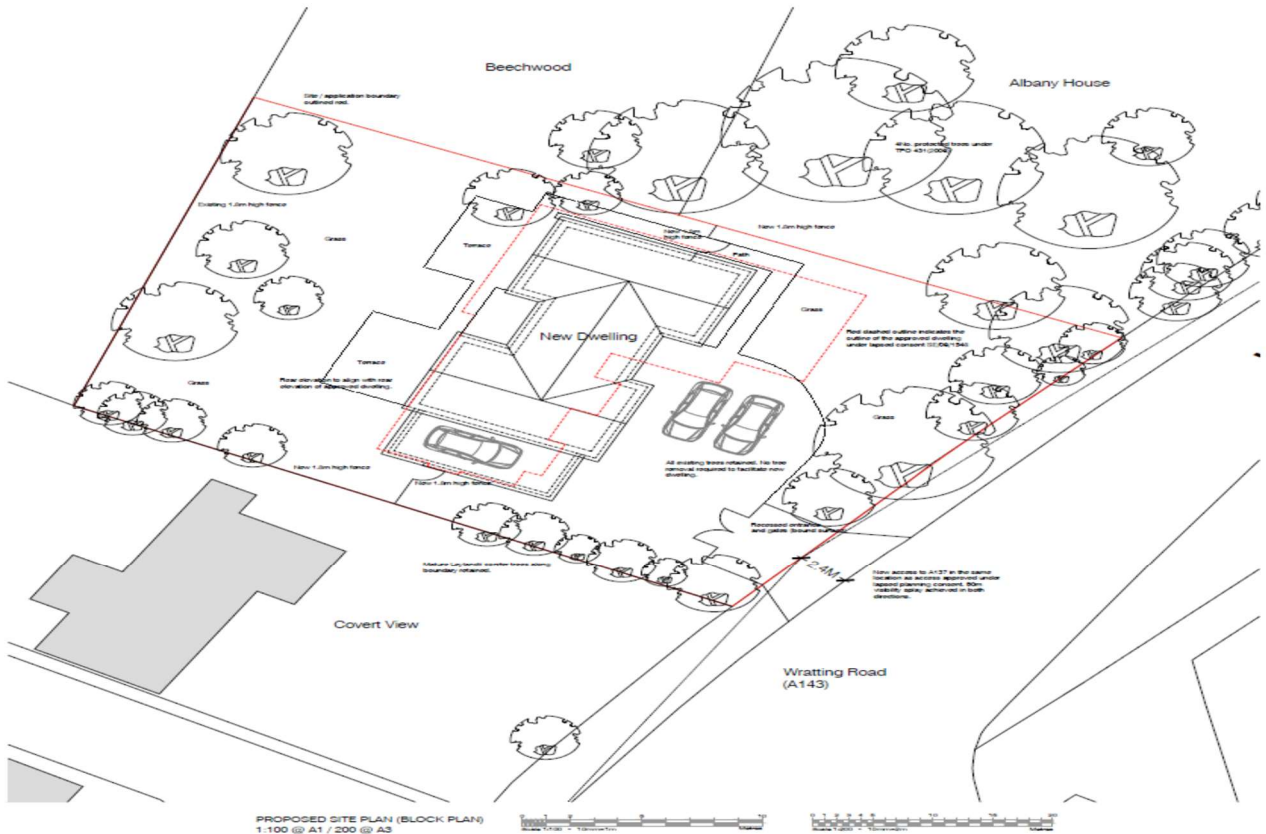


Fig. 1. Block Plan of approved development.
Outline Approval DC/22/1925/OUT

Flood Zone.

The site lies in flood zone 1, therefore has a low risk of flooding.

Conservation Area.

The site does not lie in a conservation Area and there are no listed buildings within 500m of the site.

Design.

The site is currently grass scrubland, with semi mature trees and hedgerow to the North and Western boundaries, with a close-boarded fence to its East boundary. The site is screened from Wrattling Road by the existing trees and hedgerow. Along the North of the site is a group of Tree Preservation Order (TPO'd) 3No. trees.

We consider that this site provides the opportunity for the erection of 3 homes that provide a more positive contribution to the local area.

The design concept of the new dwellings was to respect that of the immediate existing dwellings alongside the site.

All of the car parking is positioned to the front of the site (East) adjacent Wrattling Road.

Two car parking spaces per dwelling have been indicated with electric car charging points (minimum of one charging point per dwelling) to prevent on street parking and to allow observation of the parked vehicles by the residents of the new dwellings.

Vehicular Parking and Access

It is proposed that the site will be accessed off Wrattling Road, a 5.0m wide private drive constructed in permeable block paving. All parking bays are to measure a minimum of 2.5m x 5m.

Waste Storage and Recycling

A designated external covered area is to be provided to each dwelling on site to accommodate coloured 240 litre wheeled containers (allocated for green waste, dry recyclables, and residual waste) plus secure cycle storage and charging facilities for scooters etc. Gate widths to each plot in the rear fence are to be a minimum of 1m. kitchens are to be provided with integral separate waste containers to encourage recycling. All travel distances for collections are in accordance with RECAP Waste Management Design Guide.

The applicant's strategy is to avoid the provision of permanent bin areas within the front gardens, which would be detrimental to the scheme as a whole.

Disability Design and Access

Disabled access has been provided which is compliant with current Approved Document Part M of the Building Regulations. External surfaces and parking areas will be paved in a smooth hard material suitable for use by wheelchairs.

All doors are to have level thresholds which will be of a sufficient width to facilitate wheelchair access.

WC accommodation within each unit has been designed for use by the visiting disabled. Light switches, electrical socket outlets and intercom door entry systems are to be located at a height suitable for disabled use.

In conclusion,

This proposal seeks to enhance the immediate locality and the wider area by providing 3 number three bedroom dwellings of high quality design and materials, to reflect the character of the area and meet the demands of modern living. It will also contribute to the sustainable housing of the area.