

Proposed 3No. Detached Dwelling Houses, Rostherne, New Road, Keresley for
Diamond Construction Limited

Design & Access Statement (Revised)

1.0 Introduction

- 1.1 Geden Designs AGD Limited have been employed by Diamond Construction Limited to design a revised residential development to that approved on the site of Rostherne, New Road, Keresley, Coventry.

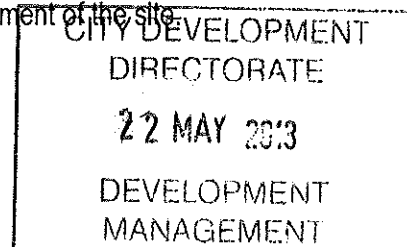
2.0 Site Analysis

- 2.1 The site formerly consisted of a large bungalow, which was in a poor state and has now been demolished to facilitate the redevelopment of the site.
- 2.2 Planning Approval ref: FUL/2011/1841 already exists for the erection of two large dwelling houses on the site.
- 2.3 The site is located within a predominantly residential area, with differing types of dwellings surrounding the site, ranging from bungalows and houses to the flats opposite the site.
- 2.4 There is a commercial use to the rear of the site, which fronts on to High Street and does not look into the development site.

3.0 Formation of the Design.

Use

- 3.1 The site already benefits from Planning Permission ref: FUL/2011/1841, for the erection of two large houses
- 3.2 Advice has been sought from a local Estate Agent who has suggested that in his opinion the houses as approved, each having an internal floor area of 117 square metres, would most likely prove difficult to sell in this location.
- 3.3 The Estate Agent considered that the proposal for more modest 3 and 4 bedroom properties would satisfy local housing need and would be more marketable.
- 3.4 A Planning application ref: FUL/2013/0404 was recently refused for the erection of 3No. dwellings at Planning Committee, despite a recommendation from the Planning Officers for approval, however it is still felt that this represents the preferred option for development of the site.



- 3.5 The proposal is therefore again to build 2No. 3 Bedroom houses, each having an internal floor area of 88 square metres and 1No. smaller 4 Bedroom house, having a floor area of 100 square metres.

Scale

- 3.6 The houses proposed are much smaller in floor area and massing than those already approved in Permission ref: FUL/2011/1841. Following the previously mentioned Refusal further steps have been taken to minimise the overall visual impact of the proposal, which will now represent a 21% reduction (previously 13%) in the frontal area relative to the approved houses.

Layout

- 3.7 The proposed houses are to be set 2.40metres behind the building line of the adjacent bungalow to the West and are also 1.00metre back from the line of the approved dwellings, Plot 1 being in excess of 10.00metres from the highway, whilst Plot 3 will be 9.65metres from the highway.
- 3.8 The previously approved houses are separated by 1.00metre, Plot 1 being 1.5metres from the West boundary; however Plot 2 is positioned tight against the East site boundary.
- 3.9 The 3No.houses proposed are again to be separated by 1.00metre, Plot 1 will be 1.00metre from the West boundary, however in this instance Plot 3 will also be 1.20metres from the East boundary. The overall footprint of the proposed 3No. dwellings only represents an increase over that of the approved 2No. houses of 5%.
- 3.10 The proposed dwellings will not result in any overlooking to the properties to the sides and Plot 3 has been carefully positioned in order that the rear elevation is behind the 45 degree line from the frontage of Fir Tree House to the East.
- 3.11 The proposed layout of the dwellings is in accordance with the recommendations of the Coventry City Council 'Supplementary Planning Guidance for new Residential Development' in terms of separation distances, rear garden areas and depths and parking requirements.

Access

- 3.12 New Road and surrounding roads only have very gentle gradients and the site is virtually flat which will afford easy access to the site for disabled persons.
- 3.13 Parking for 2no. cars has been indicated in the frontages of both Plots 1 & 2. Plot 3 will have a driveway, with a turning facility, leading to its integral garage.

Appearance

- 3.14 The proposed dwellings have been designed to reflect the character of the Ancient Arden, with brick arches, corbelling and detailing, steep roof pitches with plain roof tiles.
- 3.15 The dwellings have been designed to also have individual forms to maintain visual interest and fit in with the variations in the street scene.
- 3.16 The design of Plot 3 has been revised to be gable fronted, to be more in keeping with the character of the area. This and the swapping over of the variations to the house types on Plots 1 and 2 will reduce the frontal impact of the scheme as a whole in the street scene, especially compared to the previously approved houses which would have had a far greater effect on the outlook from the flats in Church Court opposite.

4.0 Summary & Conclusions

- 4.1 The advice of a local Estate Agent is that the approved 2No. dwellings, Permission ref:FUL/2011/1841, would prove difficult to market in this location, 3No. smaller houses are therefore considered more appropriate and will better meet local need.
- 4.2 As a result of receiving Planning Refusal ref: FUL/2013/0404, the design of the development has been addressed to further reduce its impact in the street scene.
- 4.3 The proposed houses are set back from the building line of the adjacent bungalow and are behind the line of Plot 1 of the approved development. The separation distances are in accordance with the Planning Guidance and are equal to or in excess of those previously approved.
- 4.4 The frontal impact of the development will be 21% less than the Approved Dwellings in the Street Scene and will only represent an increase in total footprint of 5%.
- 4.5 The houses have been designed to reflect the site's location within the Ancient Arden, with a variation in form to add interest and reduce the overall impact of the development
- 4.6 The proposed development will not result in any direct overlooking of the neighbouring properties.
- 4.7 Due to the flat nature of both the site and the serving roads, access for disabled persons will be relatively straightforward.