



DESIGN AND ACCESS STATEMENT
NEW RESIDENTIAL BUNGALOW
PRINCETHORPE WAY

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1.0 INTRODUCTION

A planning application has been prepared and will be submitted on behalf of Mrs Wakelin

For the construction of a new 2 bed one and half storey dormer bungalow.

Submission aims to provide historical information and a vision of how the proposal will transform the existing site which is currently not in use.

2.0 SITE DESCRIPTION

The existing site is a corner plot on Princethorpe Way as seen in figure 1 below. Princethorpe Way in Binley is in the West Midlands region of England. The postcode is within the Binley and Willenhall ward/electoral division, which is in the constituency of Coventry South. Covered by the Coventry City Council.

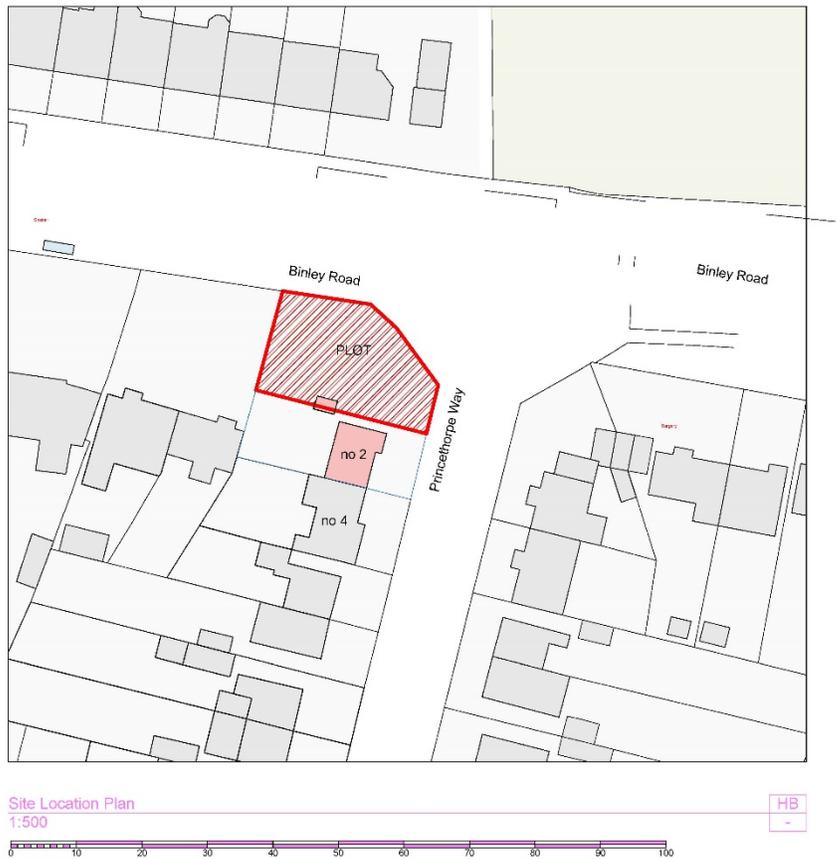


Figure 1: Site Location plan indicating blue line boundary and red line proposal.

On the existing site sits a 3-bed room semi-detached house with a double garage benefiting from a large garden to the back of the property.

With a private paved driveway for ample parking to the front of the existing house as can be seen in figure 2



Figure 2: No 2 Princethorpe Way showing private drive way and double garage, with Proposed Plot to the right of the property.

The plot to the side of the house is currently unused, it is a large area of grass and brambles that have overgrown please see figure 2, 3 and 4.



Figure 3: unused grass area



Figure 4: Boundary fence to plot

The current site is enclosed by an existing boundary fencing and low hedging, that encloses the plot of land from the public footpath of Binley Road and Princethorpe Way.

3.0 PROPOSAL

The proposal is to build a dormer bungalow for residential use, the building will be built directly within the boundary of the site plot of land and will sit comfortably within its surroundings.

The proposed materials have been chosen to match the existing local vernacular as closely as possible, while improving the thermal qualities.

External finishes proposed are a multi red brick plinth with an off-white render finish above.

The proposed plot offers an area of 350.18m²

3.1 USE OF SITE

The object of the development is to create a 2-bedroom bungalow with open plan dining/ kitchen area a living room and a separate bathroom accessed from the entrance hall and ground floor bedroom.

One bedroom would be on the ground floor and the second bedroom with en-suite located in the roof space.

The bungalow would have an internal floor space of approximately 120 square meters.

The bungalow would provide extra storage facilities under the stairs, to benefit wheel chair users and parents with push chairs.

The design of the dwelling respects the scale of the existing dwellings and ensures that the scheme will not result in loss of light or have an overbearing effect on properties or the amenity area. Window positions are such that the proposal will not result in any overlooking of principal windows of properties.

Landscaping of the garden area will be a combination of grass and a decking area to the rear.

3.2 CAR PARK AND ACCESS

The site will benefit suitable access and circulation space within and around the properties in line with Approved Document M of the Building Regulations and Disability Discrimination Act 1995.

The new dwelling would have ease of access from the front path of A428 Binley Road and Princethorpe way which already consists of a dropped kerb to both public footpaths with the intentions of making a slight revision to this to ease access further.

The design will include room for an off-street parking space and access routes will not cross over to adjoining properties.

- The proposal has no impact on the surrounding movement network.
- The proposed dwelling have pedestrian and vehicular access from Binley Road
- The dwelling is designed to comply with Part M of the Building Regulations for access and internal design.