

10/1149

Design & Access Statement

Proposed New Dwelling

Land Adjacent to Sibson House, Main Street,
Alverton, Nottinghamshire.
NG13 9PB

For

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Date Prepared

~~11-8-2010~~
23-8-10

1. Introduction

This statement has been prepared as part of a planning application. It has been prepared in accordance with CABE guidelines.

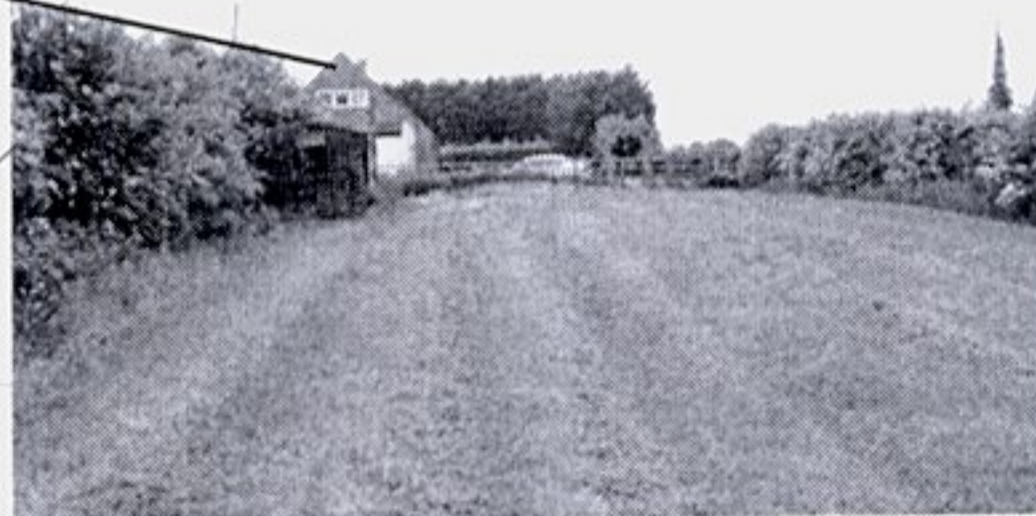
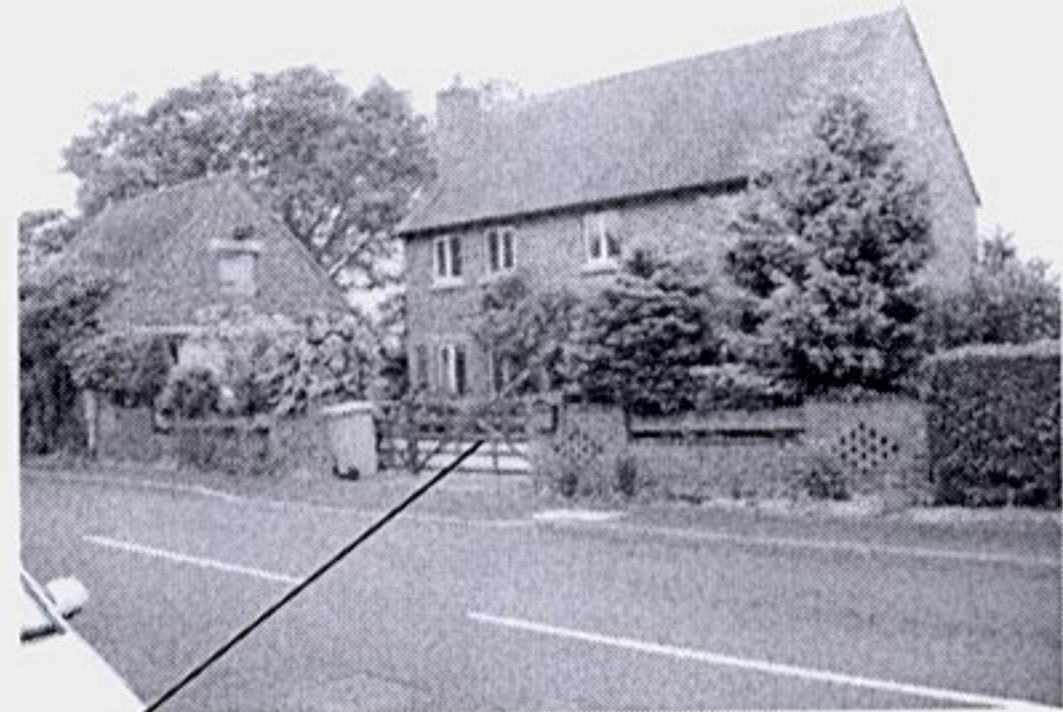
The proposal is for a detached dwelling on a parcel of land at Main Street, Alverton, Newark, Nottingham. NG13 9PB

2. Site Information



The site is located in the small rural village of Alverton, Nottinghamshire, next to a main road that goes through the settlement

2. Site Information (Continued)



As shown in the images above, the area is largely residential and is low-density. It mainly consists of one and two-storey houses of varying style and ages. All 3 of the houses shown are detached with large front lawns with trees, bushes, driveways and detached garages. They all have brick walls, steep pitched tiled roofs and traditional brick chimneys.

2. Site Information (Continued)

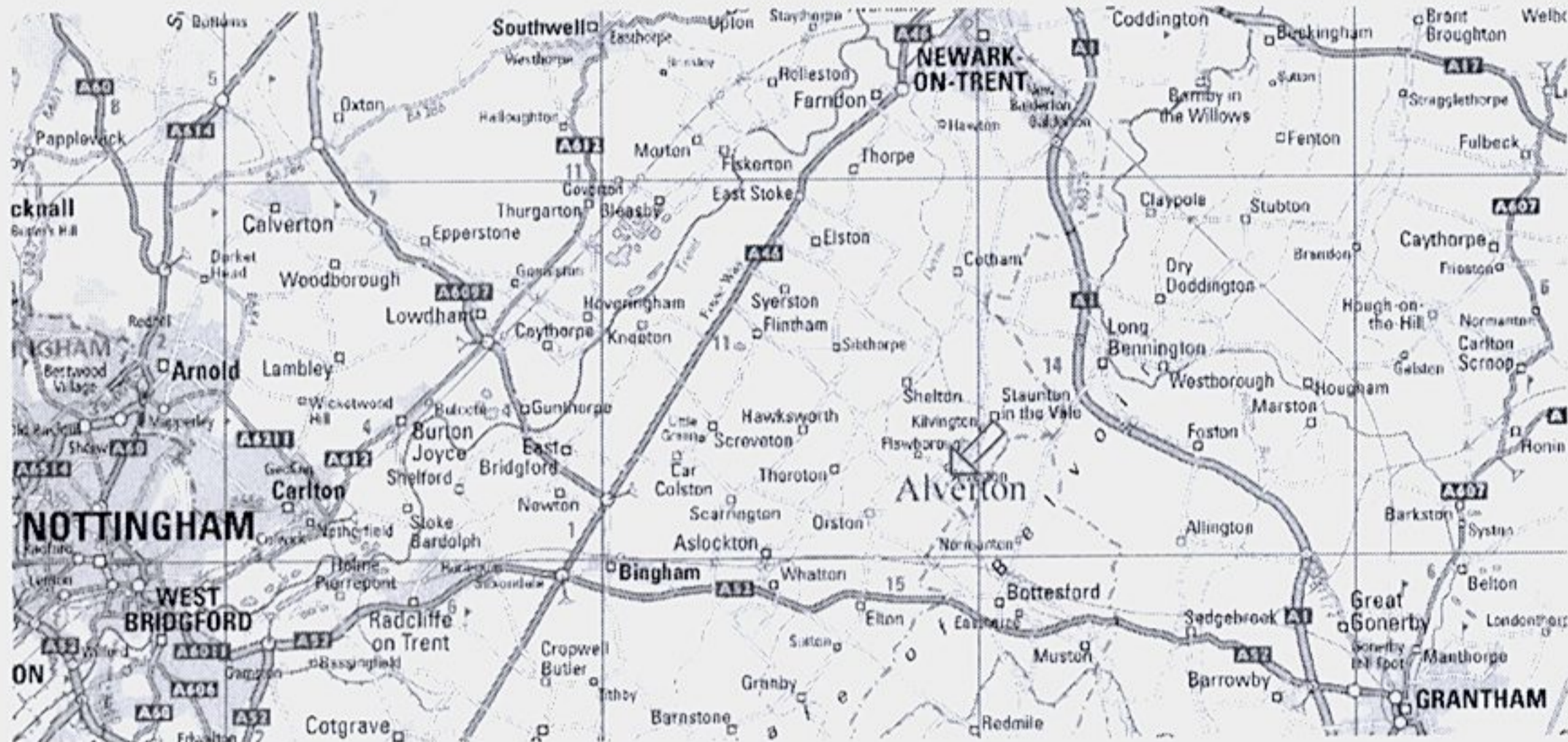
The site is fully enclosed by existing hedges, brick walls. Sibson house garage boundaries on side of the site and The Willows House attic room windows face the site. A long-stretch field backs onto the land.

3. Description of the Proposal

This application seeks permission for a detached 2-storey dwelling, with 4-bedrooms, driveway and double garage. It will be a traditional brick built house with a pitched roof.

The proposal is to insert a traditional appearance house in traditional surrounding. The proposed dwelling's position and its materials have been carefully considered in relation to minimising the impact on its neighbours, these requirements are set out in the PPS3. The proposed scheme fully satisfies the requirements of H14 & H21 of the local plan.

5. Access



As shown in the above map, Alverton is near the city of Nottingham and the towns of Newark and Graham. A46 is nearby allowing easy access to the M1. There are good public transport links that provide good public transport. Bottesford and Elton railway stations are within 2 miles of the village. All these transport links make it easy for new inhabitants to travel/ walk to work and to amenities.

In terms of both transport and services, this development is sustainable.

5. Access (Continued)



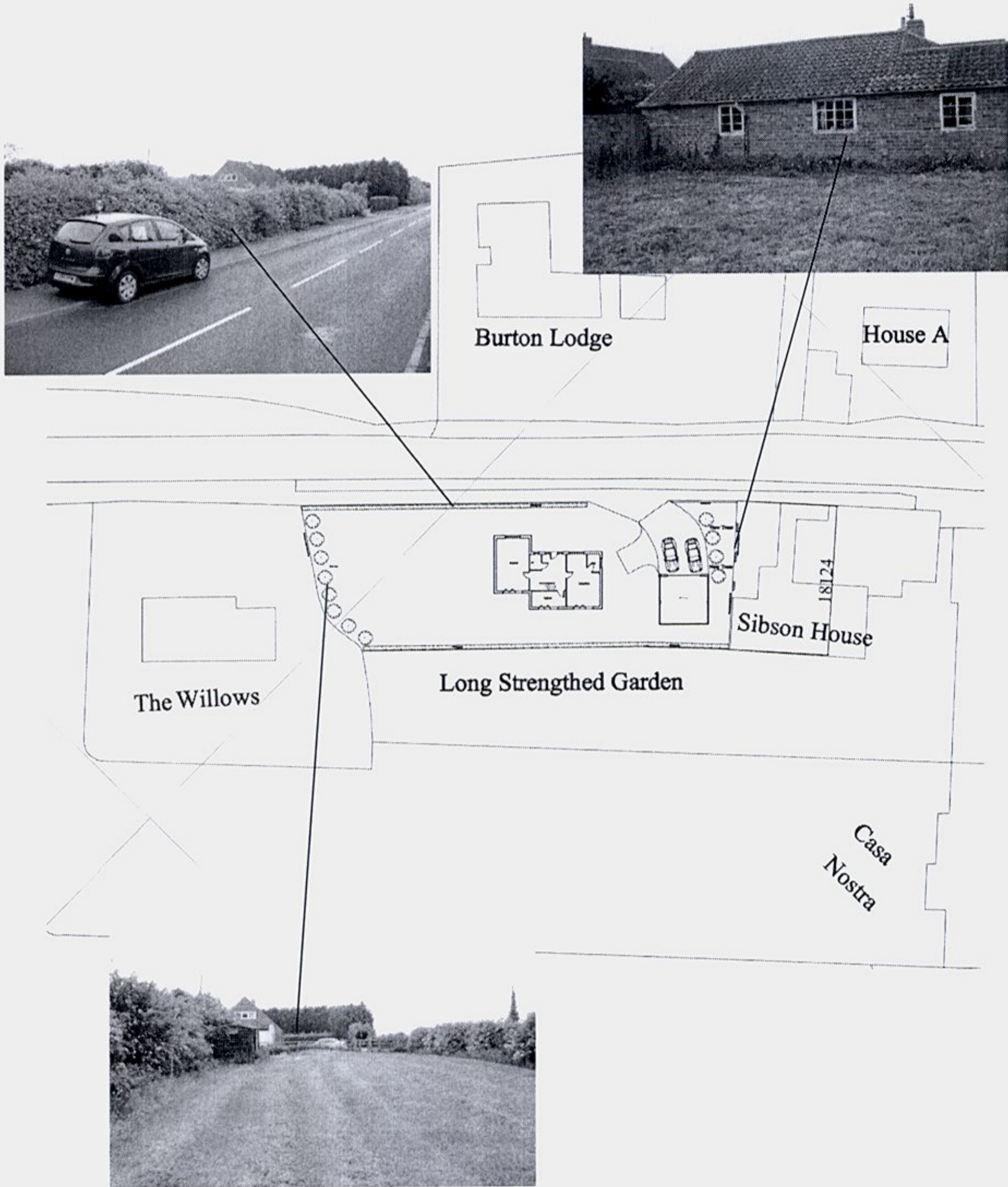
On-looking the site



Existing entrance to the property

The land around this area is fairly flat; the site faces the main road and its pavement, which allows easy pedestrian and vehicle access to the proposed property. The existing entrance to the land and its low kerb will be used for the proposed driveway. All reasonable measures will be taken, to provide level access to the ground floor accommodation in the interests of disabled and elderly occupants/visitors. There is a downstairs toilet with spacious accessibility.

6. Design Intentions



6. Design Intentions (Continued)

The proposal aims to maintain as much as the existing greenery and walls as possible and use them to the new dwelling's and the existing surrounding's advantage. For the new habitants, they will help reduce views and sound of traffic, and for the village it minimises the visual impact of the house. We have proposed trees near Sibson House's garage windows and near to The Willow House. Local flora and fauna will be used to encourage wildlife. All the main room windows/ doors face the road and the rear field where there is no close onlookers. All this is to maximise privacy to the proposed and to the existing surrounding.

Good quality materials will be used in construction, to provide a low maintenance property that is comfortable to occupy and efficient to run.

7. Summary

The proposal represents well-designed, high-quality family accommodation, and using robust materials, which is sympathetic to its surroundings, and makes minimal impact on neighbouring properties. Landscaping will be employed to enhance the area for both existing and new residents.

Careful consideration has been given to the position, orientation and massing of the proposal, to respect neighbouring properties and reduce the impact on the street scene. The proposed development will make a positive contribution to the area, both visually and environmentally.