DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT for

4no Detached Houses

at

Land adjacent

47 Salisbury Road, Baldock



February 2018

Revision -

PENTANGLE DESIGN GROUP

Introduction

This statement has been prepared to accompany an application for a residential development at the above site.

The proposals involve the creation of four dwellings.on vacant land next to 47 Salisbury Road in Baldock. The site has previously been used as the garden to the Existing house.

The Site

The site is located on the north-eastern edge of Baldock within the settlement envelope. It is noted that in the incoming Local Plan, the fields to the north and east of the site are allocated as potential development land.

There is an existing detached house on the site which was built in the mid 20th century. It is intended for this house to be retained. The existing garage will be removed in order to facilitate the works. The site is enclosed with a 1.8m close boarded fence on all sides. This is supplemented by hedges on the northern and eastern boundaries.

To the north of the site is no.55 Salisbury Road, which is a single storey bungalow with a steeply pitched plain tile roof. This is located close to the site boundary.

The wider street of Salisbury Road has a mix of dwellings in terms of size, age and materials, mixing Victorian Terraces with 20th Century detached houses from various eras.



Site Photos







Photos, from top left, clockwise:

View from south looking towards site;

View looking west along Salisbury Road with the existing house on the right;

View looking west along Salisbury Road;

The site viewed from the southern boundary.

View down Salisbury Road looking west showing nearby houses

Use and Amount

The proposed use is C3 residential. We consider the existing use is also C3 as the site has been used as the garden of no.47 since it was built.

The use is consistent with the surrounding properties and NHDC policies in both current and incoming Local Plans.

4no houses are proposed. These consist 2no 4 Bedroom family houses and 2no two bedroom bungalows. This provides a mix of sizes and tenure, with houses suitable for both families and retired couples or individuals.

Layout , Scale and Appearance

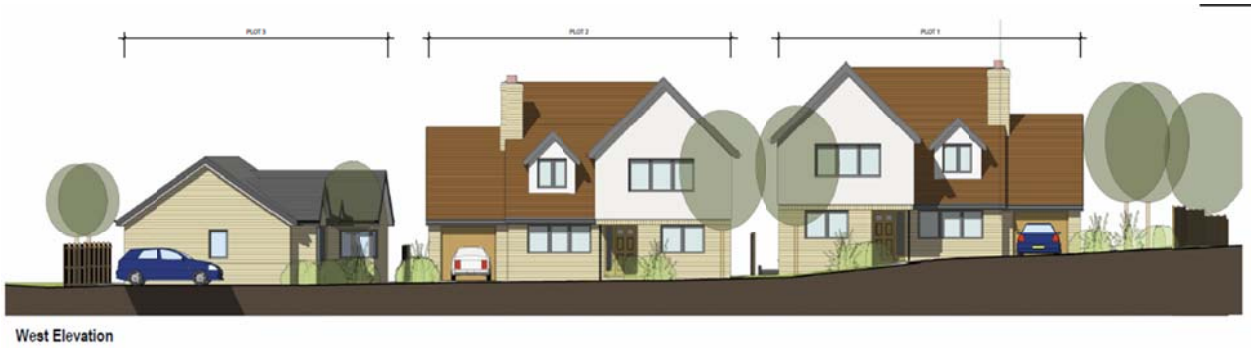
The site has been designed with a new access road running north-south with a turning head at the end. The two detached houses are a symmetrical pair, located on the eastern side of the access road. They are 1½ -2 storeys in height and are sympathetic to the scale and appearance of the houses on Salisbury Road. The pair of bungalows reduce the scale of development at the northern end of the site. This avoids impacting on the amenity of both no.55 (the bungalow to the north) and the existing houses on Salisbury Road at no's. 45 and 47.

The materials selected pick up on some of those prevalent on the street, with buff facing brick and render being used for the walls. Roofs will be plain tiles to the steeper pitched roofs to the houses and natural slates to the lower pitched roofs to the bungalows.





Aerial View from South West



Section through new Access Road

Landscape and Amenity

The site is mostly laid to grass with conifer hedges around the northern and eastern boundaries. These will be removed in order to provide suitable garden space and replaced with more compact native species hedges which will be more appropriate and encourage biodiversity.

The new access road will be paved with block paving with the same material in a contrasting colour to the parking spaces.

Additional trees and shrub planting will be introduced to soften the appearance of the public areas and to integrate the site with the surrounding areas.

Each property will have an enclosed private garden. While the depths of these are modest, the widths means that the space provided is reasonable, with the following provision:

Plot 1 225m2
Plot 2 121m2
Plot 3 131m2
Plot 4 145m2



Access

The site is sustainably located near the centre of Baldock town centre. The station is a 6 minute walk away, Tesco is a 18 minute walk away and the roundabout at the centre of the town is also a 11 minute walk away.

The existing access provides good visibility to the highway

A total of 8no parking spaces are provided, two for each dwelling. Garages are also provided for the 4 bedroom houses. These are slightly smaller than the 3 x 7m dimensions set out in the NHDC guidelines so these have not been relied upon in the parking allocation.

Cycle storage can be accommodated with sheds within the back garden areas.

Refuse and recycling collection is straightforward, with a set-out area located near the existing boundary wall, easily accessible from the road. The houses are also within easy reach of the emergency services. As demonstrated on the site plan, a fire tender can reverse 20m into the site and be within 30m of all parts of each of the houses, comfortably within the 45m required.

Conclusions.

The proposals make effective and efficient use of a brownfield site in a sustainable location to provide valuable residential accommodation. With the station just 6 minutes away and all the facilities of the town in close proximity, residents of the scheme might have little need for use of the private car.

The houses have been designed to be in sympathy with their surroundings and due consideration has been made to the amenity and proximity of existing adjacent houses.

