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18/4/16.

**DESIGN AND ACCESS, STATEMENT FOR THE PROPOSED
SEVERING OF PART OF THE SITE AND ERECTION OF TWO BED
BUNGALOW AT 7 ALMOND COURT L19**

Scope of application

The application is to sever part of the site that exists around the original bungalow and erect a two bed bungalow, layout on site car parking and landscaping to the front and side garden areas, and adapting and extending the existing site highway cross over vehicular access adjacent to 9 Almond Court. .

Design Statement

The proposal site sits on Almond court, which is a mixed housing estate of two storey houses and single storey bungalows, which is accessed off Vineyard St Liverpool L19.

The use of the proposal is to form a self-contained two bed bungalow with private amenity space and off road car parking, for two cars.

The existence of the residential unit is consistent and sustainable within the predominately residential area, and as such it will not cause any unnecessary nuisance to any adjoining or adjacent properties.

The density of the proposal is consistent with other properties in the area, and the unit would have good sized and planning policy compliant front and side garden space.

The potential for over-looking/interface distance between the properties is also compliant with planning policy, this can be supported by the existing bungalow designs having a dual aspect window view to the kitchen, which is as identified on the street scene, and the second window to the side of such as 9 Almond Court is a Bathroom, and the distance to around this proposal is consistent with other bungalows within the development which is as can be seen and noted on the location plan.

The scale and overall design of the proposed property takes its mass and height, from the existing adjoining properties, and the physical features attached to the proposed bungalow also takes into account similar features and roof lines that currently exist within the area.

The landscaping element of the proposal is to subdivide the site, and create a new vehicular and pedestrian site access point from Almond Court, by extending the cross over point that exist to 9 Almond Court, and in doing this it will allow for two off road car parking spaces to the new bungalow.

To further allow for access up to and around the proposed houses, perimeter paved access around the unit will be provided, with the paved access leading to the side and rear patio area of the house. This will allow for access to and from the parking and access points to allow for a refuse storage and collection facilities, with the intention of residents being able to move their refuse bins to the front of the site for collection.

The remaining area around the house will then be the subject to soft landscaping in the form of lawn areas with new trees planted, as is required by planning policy.

To the side and rear of the unit it would be proposed to erect a 1800mm high timber panel/concrete post fence as a separation for the dual purpose of forming an enclosure of the plots and also to aid the aspect of overlooking from a low level within the site.

The appearance of the scheme takes its form from features that exist in the area, such as window details, brick facades, and matching tiles so that there is a consistent aspect of the proposed properties to the existing adjoining properties, which all adds up to a pleasant fenestration.

Access statement.

The proposal site sits on Almond Court and is close Speke Road which has very good vehicular links to local and district centres with easy access available along A561 to local and regional destinations.

The site is also served with several local bus services, which allows the site excellent public transport links, and is within easy access of South Parkway train station.

The is alos close to Garston Village which is an established district centre with access available to shops, public services and local amenities, which allow the potential occupants of the bungalow to have excellent access to acceptable levels of amenities and services.

As part of the scheme paved access to and around the houses will be made available which will be disabled access compliant with ramped and level access made available to the front entrance door.

The parking space available will be @ 3.3m wide which also allow for complaint life time home compliance.