DESIGN & PLANNING *WORKS* Ltd

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Design and Access Statement
No 38 Sandridge Road, Melksham, SN12 7BH

Introduction and Context.

No 38 Sandridge Road is one of a group of 14 dwellings that are accessed from a secondary linear cul-de-sac that is parallel to Sandridge Road itself. The cul-de-sac forms a shallow crescent shape in plan. The properties are numbered evenly from No 28 to No 50. The neighbouring property to No 38, No 40 has been sub-divided into three plots: No 40, 40a and 49b. All the properties have been built between post the second world-war up to the present date and are a mixture of bungalows, two-storey chalet-bungalows and conventional two-storey houses.

The properties in the middle section of this group all border Devonshire Place to the rear and some have existing direct vehicular access. No 38 has existing rear access onto Devonshire Place and benefits from having one of the larger plots in this group of houses. The rear garden is 24 metres in length and just under 20 metres wide.

This planning application proposes to sub-divide the rear garden laterally in two and build a new detached two-storey four-bedroom house. The proposed accommodation is two double and two single bedrooms with a maximum occupancy of six people.

Pre-application advice has been sought from Wiltshire Council Planning. This application is a revised proposed design that has been adjusted to reflect the advice provided by the Planning Department.

Location

The proposed new house will be accessed from Devonshire Place onto which it faces. On the opposite side of Devonshire Place there are approximately 70 houses arranged in six terraces perpendicular to the road. The terraces are grouped around three cul-de-sacs. Between each of the three cul-de-sac there are two communal areas mainly laid to grass interspersed with a few mature trees.

The proposed new house faces onto the wider of these two greenspaces. The nearest property at the end of one of the Devonshire Place terraces is approximately 20 metres away.

Whilst the proposed new house lies at the foot of the revised garden of No 38, the host house, there are no clear glazed windows at first floor level on the rear elevation.

Design and Size

This immediate area of Melksham consists predominantly of either individual detached or terraced houses. The proposed house is designed in a straightforward conventional style that echoes the

properties in the area. The principal roof has a shallow pitch that mimics that of the host house No 38.

The plot upon which the proposed house sits is 305 square metres. The footprint of the house itself is 80 square metres. This design offers a more generous house footprint to plot size ratio than the nearby houses in the Devonshire Place terraces.

The gross internal floor area of the proposed new house is 130 square metres.

As previously mentioned, the windows on the first-floor rear elevation are bathroom windows with frosted / obscure glazing or rooflights. There are no windows at first floor level on the side / flank elevations. The house has been designed to ensure that there are no issues with overlooking.

Access

The plot is of sufficient size to accommodate three cars parked off street. There will be a good vision splay along the frontage of the plot. The nearest junction, one of the Devonshire Place residential cul-de-sacs, is over 30 metres away.

The existing car parking for the host house No 38 is on the front forecourt of the building. This is unaffected by the proposal.

The house has been designed with level access.

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