

DESIGN AND ACCESS STATEMENT

SUBJECT

Vacant land south of 58 Ridgemean, Calne, Wiltshire, SN11 9EN

PURPOSE:

Further to the design and access statement submitted to support the planning application 19/12109/FUL that was approved on 26.05.2020, but construction of the proposed dwellings has not commenced since then.

Condition 1 of the above mentioned planning permission which states:

(The development hereby permitted shall be begun before the expiration of three years from the date of this permission).

As the time limit has passed, then the decision has been made to submit a fresh planning application and hence this design and access statement.

PREDOMINANT BUILDINGS IN THE AREA:

Most buildings along both sides of Ridgemean are semi detached two storey houses with pitched roofs.

The predominant external building materials in the locality are brick - brown and red with red clay roof tiles.

PLANNING

Erection of two storey semi detached two bed dwelling houses with 2 drives and vehicle crossover.

Access to the site is via Ridgemean and the site is the greenfield area south of No 58 Ridgemean dwelling which forms the north side bordering the proposed site, No 49 Baydon Grove from the East, 47 Baydon Grove rear garden & Baydon Grove from the south and from the west is Ridgemean (Public Road).

MATERIALS

Proposed materials

Walls – Brick to match neighbouring No.58 Ridgemean, render colour to match neighbouring properties.

Roof – Brown profiled roof tiles to match surrounding area. White fascia and soffits. Black rainwater goods.

Doors and windows – White double-glazed uPVC units

CAR PARKING AND ACCESS

Off street Car parking is provided on site with a total of 4No. spaces.

Vehicle access to the site via a vehicle crossover and dropped kerb on Ridgemean.

REFUSE STRATEGY

Refuse storage will be located within dwellings rear gardens.

Collection for each dwelling is be located off Baydon Grove.

SUSTAINABLE DRAINAGE:

As the existing site is an open green area, measures to prevent any surface water run off from finding its way towards the public road, such as soakaways or SW storage for re-use for toilet cisterns.