

Land to the West Of Cemetery Road off Haig Avenue

Design and Access Statement

15th April 2010

Introduction

The site comprises approximately 803m² of level ground currently occupied with twelve brick built garages one side, with space for twelve further garages, or parking, the other side and a tarmac area between. The current owners of the land, members of the Spicer family, have owned the site since the mid sixties. The garage buildings have deteriorated in recent times due to their age, although 3 were occupied and used for parking and 3 others are still in a suitable condition for letting, it was decided to give notice to vacate by 30-05-2007 and plan for the long term future of the site.

Assessment

The existing garages being in an open area without security has always been subject to vandalism and unsocial behaviour. We feel by converting to a residential area would greatly improve the conditions for the local residents and by building bungalows would be in keeping with the character and quality of the area being surrounded by semi-detached houses and terraced houses. The access road is already used by refuse lorries and the garage users, not only on the existing site, but also the garages on the adjoining land. As such the proposal shall not be considered as tandem development due to the proposed bungalows fronting this road.

ie, not being one house behind the other and sharing the same access.

The proposal being Backland development has been carefully assessed with the following points:

- i)
 - a) Development of building 2 bungalows shall not overlook any adjoining property hence no loss of privacy.
 - b) There shall be no loss of amenity to the adjoining properties due to this development , actually the area shall be substantially improved with the increased security of a residential area.
 - c) The level of nuisance shall be significantly reduced with vehicle access contained to two properties as opposed to twelve garages.
- ii)
 - a) The general quality and character of the area shall be kept the same, due to it being already surrounded by houses and thus suitable for residential use.
 - b) No natural or manmade features shall be lost.
 - c) Vehicular access shall be reduced hence a benefit to street scene and road safety.

The land will become part of the community and with the reduced parking obviously result in less traffic to the area bringing about a better environment day and night.

Involvement

We have had discussions with the police and environmental health concerning this area. The fire service and some local residents have also expressed concerns about the security of the existing buildings and what improvements can be made.

Evaluation

This project would greatly enhance the area and would benefit all the neighbouring users and residents.

The access road is used by other garage owners and nearby residents and this should reassure them that the plans will result in long term reduced traffic.

Design

We propose to develop the site with 2 detached three bedroom bungalows with a maximum ridge height of 5.5metres . The bungalows shall each have ample parking space, be of traditional modern construction each with amenity space over 100m² and a separate garage. The buildings shall be as drawings enclosed and because the site is level shall be suitable for disabled access.

Access

Access to the site shall be the same as for the garages, by the 'ten foot' from Haig Avenue for vehicles and by the currently used pedestrian area at the back of the site.

This would not result in loss of amenity to occupants of no 2 Haig Avenue and users to the east of the site who use the same road. The proposed development would actually decrease traffic from the original use of 12 garages and a further 12 parking spaces which in theory could result in 24 cars using the existing garage site. Both bungalows shall have ample parking space and there shall be two entrances for each property.