

Design and Access Statement

Introduction:

This design and access statement provides supporting information for the outline planning permission application for a new dwelling located between No. 6 and No. 8 Top Schwabe St.

Topography:

The existing site slopes down towards the South and then the access road slopes down towards the East, offering an opportunity for a captivating design approach. Capitalizing on this natural inclination, the proposal features a thoughtfully crafted step design. With three storeys adorning the front of the house and two storeys at the rear, residents will enjoy convenient, level access to the enchanting rear garden.



Access and Parking:

The new access point to the property will gracefully emerge from Top Schwabe St, seamlessly integrating into the private Cul-De-Sac. Being situated on a private drive, this access point ensures minimal disruption to the surrounding transport system. Thoughtfully planned, the design incorporates two internal parking spaces and an additional external car park, providing ample parking provisions.

Massing and Height:

Enveloped by magnificent one-off homes on Brayston Fold, Schwabe St, and Top Schwabe St, the proposed dwelling harmoniously complements its esteemed surroundings. Respecting the context, the ridge line of the proposal gracefully nestles below No. 8 Top Schwabe St, ensuring a respectful integration. The front elevation boasts three storeys, while the rear elevation gracefully embraces two storeys, creating a balanced architectural composition. To alleviate any sense of overbearing, the proposed dwelling features a stylish hip roof design, complemented by a carefully maintained distance from neighboring properties.

Precedents and Materials:

Drawing inspiration from the surrounding area, the proposal ingeniously weaves together a fusion of materials. Seamlessly blending in with its architectural milieu, the design harmoniously combines red multi bricks and white colored render, paying homage to the existing aesthetic tapestry of the neighborhood.



Boundaries:

Embracing its natural surroundings, the northern boundary of the site boasts a majestic presence with a sprawling, mature tree accompanied by lush green space. The western and eastern boundaries gracefully intertwine with neighboring residential houses, fostering a sense of community. To the south, the site is bordered by a private road, providing a harmonious transition from public to private spaces.

Conclusion:

In a harmonious union of contemporary design and the existing architectural tapestry of the cul-de-sac, the proposal stands as a testament to refined craftsmanship and modern elegance. This unique, one-off home is set to elevate the entire area, seamlessly blending with the current architectural fabric while infusing it with a touch of modern flair. The dwelling not only pays homage to the topography of the sloping site but also cleverly utilizes its contours, minimizing the need for extensive excavation. In essence, this proposal is a symphony of thoughtful design, harmonizing the built environment with its natural surroundings.

