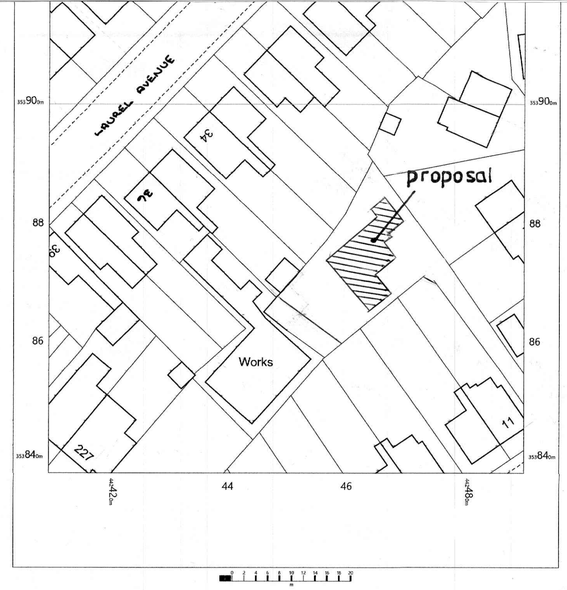


DESIGN & ACCESS STATEMENT

Project :- Outline Planning Permission for detached bungalow with parking

Location :- Rear 32-36 Langley Avenue, Somercotes, Derby. DE55 4LT (Access from Birchwood Lane)

Area
Birchwood Lane/Langley Avenue is predominantly a residential area off the B600 Somercotes Hill with a variety of dwelling types –, semi and detached houses.
The site to which this application is part of land previously owned by 36, Langley Avenue (Bailey & Sons Ltd (Printers). The plot size is 345m2 with a drive way from Birchwood Lane approx. 34m long with an average width of 3.20m.

Amenities
The site is approx 200m from the B600 Somercotes Hill which is serviced by a regular bus service into Alfreton and Selston/Nottingham.
The site is some 800 m from Somercotes Post Office on Nottingham Road (B600) a newsagent and a number of hot food take a-ways and Convenience Stores
Somercotes Infants and Nursery School is 400m away with secondary schools at Swanwick and Alfreton.

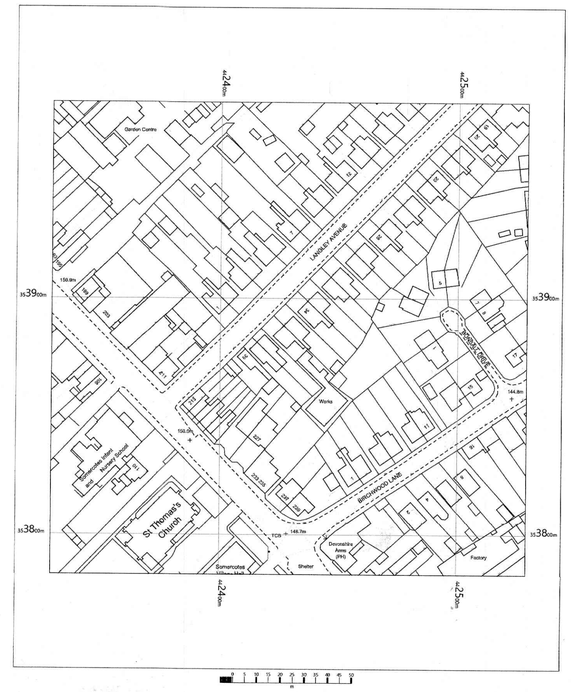
Existing Site Usage
Bailey and Sons Ltd (Printers) have been established over 100 years. They have been up to recently been operating from 36, Langley Avenue – which was originally built as a domestic dwelling. Over the years the business has expanded with single storey extensions being built to the rear. During the 1960s Baileys purchased the plot to which this application relates with a view of it being used as car parking for both staff and visitors. The site was levelled and hardcored for this purpose.

Highways
The application site is located within a residential area between Langley Avenue and Birchwood Lane The site has always had vehicular access from Birchwood Lane with the regulation drop kerbs.
The land for a short period was used as a car park for staff and visitors to Baileys Printers although it was established with Amber Valley Borough Council that the access was not suitable for the volume of traffic using the car park during the day. Therefore since 2013 the application site has remained unused.

Proposal
It is proposed to build a detached single storey bungalow with no first floor windows/dormers to respect the privacy of surrounding properties. The proposal will be minimum 20m from any existing dwellings that back on to the site and is screened from properties on Langley Avenue by 2-3m high walls and a min 4m high hedge screens the rear of properties on Birchwood Lane and Bonsall Drive. The proposal will have parking for min 2 cars with the facility to turn vehicles in order that Birchwood Lane is entered in a forward manner

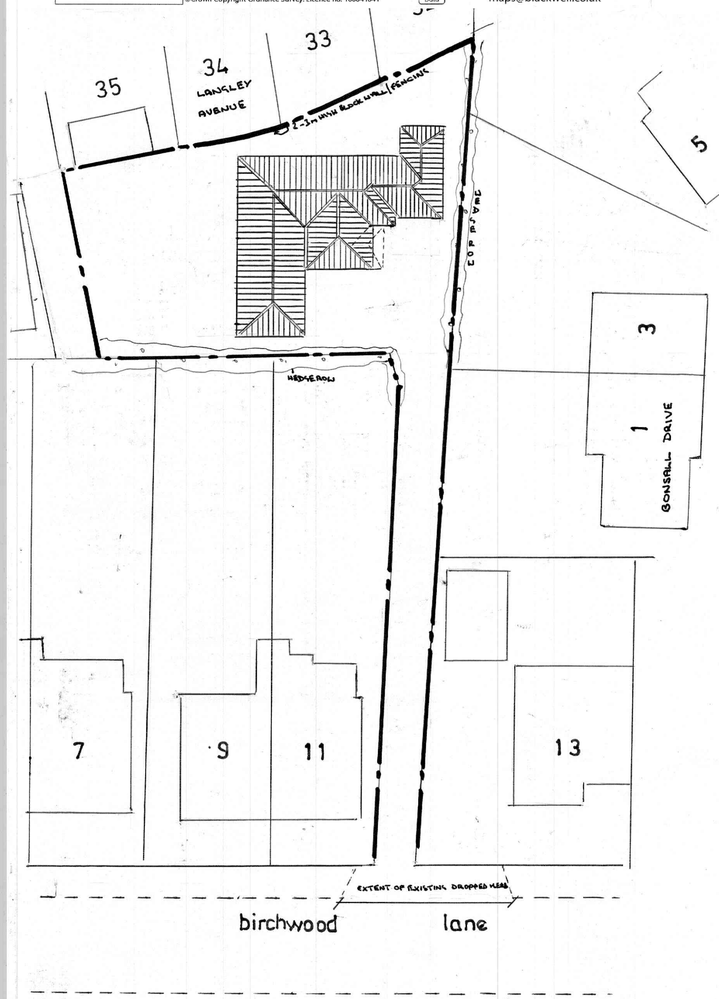
Design
External appearance would be reserved matters,
The properties would be a high quality design to create a good, sustainable living environment.
Then properties would be low energy use to current building regulations.

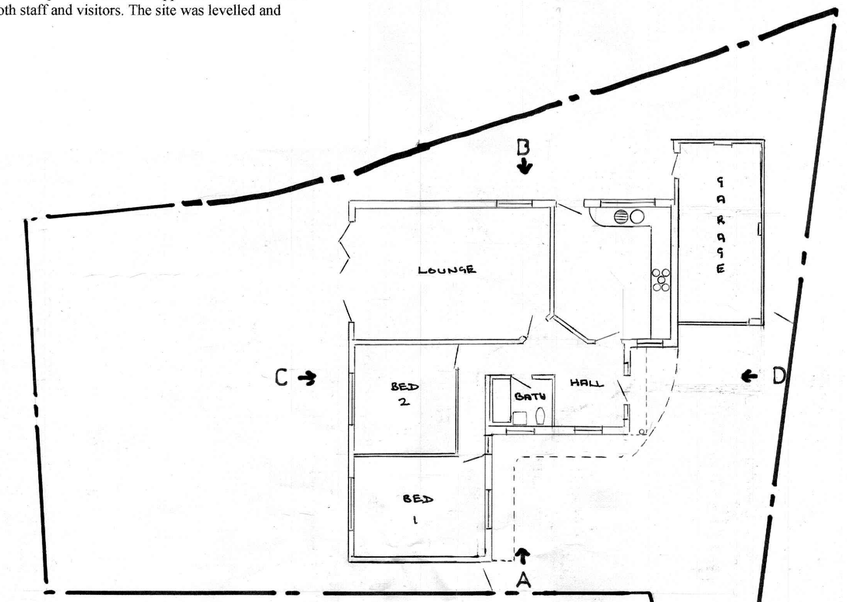
General
The land is not contaminated. It is not in a flood risk area and is not in a Conservation Area











INDICATIVE GROUND FLOOR/SITE PLAN



INDICATIVE ELEVATIONS

drawing for planning purposes only

proposal		
Outline Planning Permission for Residential Development – (one BUNGALOW)		
address		
Land at rear of 36 LANGLEY AVENUE SOMERCOTES ALFRETON DE55 4LT		
owner		
Mr G ALLEN		
SCALES	DATE	DRWG NO
1:100 1:200 1:500 1:1250	AUG 2020	1