Rev (B). 12.05.25

PROPOSAL FOR TWO NEW HOUSES (revised proposal for semi-detached)

LAND ADJACENT TO WATERWORKS HOUSE, MAIN ROAD, LEA.

DESIGN AND ACCESS STATEMENT

Introduction

Kevin Bradbury Architects have been commissioned to design two new houses for the Buck family. The land is owned by Mrs K Buck who lives at The Old Pump House.

The proposed houses are 4-bedroomed with open plan living space, designed for flexible use and easy access for persons of limited mobility. The layout includes a ground floor spare-room which could be used as a bed-room with an adjacent shower room.

They are energy efficient with in-built solar panels and suitable for life-time living.

This part of Lea village is characterised by a mix of house styles and ages.

The houses immediately adjacent are however all early to mid-C20th, built in brick with tiled roofs. The site and properties to the west of the site were developed in the early C20th to by the local water company when piped water was brought to the village.



Photo 1- Waterworks House, west of site.

RICHARD W. BRADBURY B.A.(HONS). RIBA. ARB
2B CROMFORD CREATIVE
MILL LANE
CROMFORD
DE4 3RQ

TEL: 01629 343049
E-MAIL: richard@kevinbradburyarchitects.co.uk



Photo 2- The Patchett, east of site



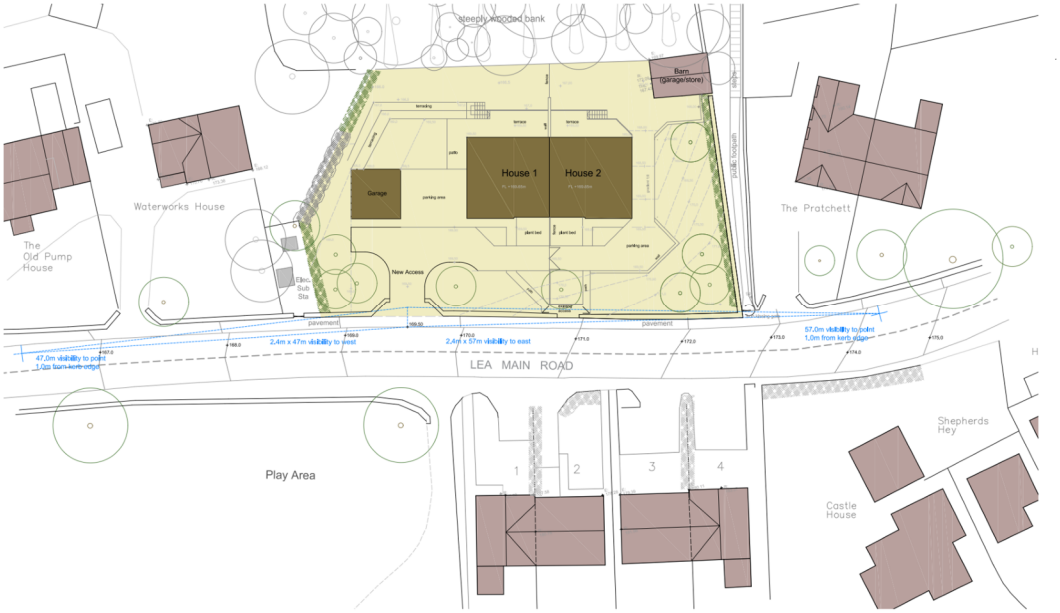
Photo 3- Houses opposite site



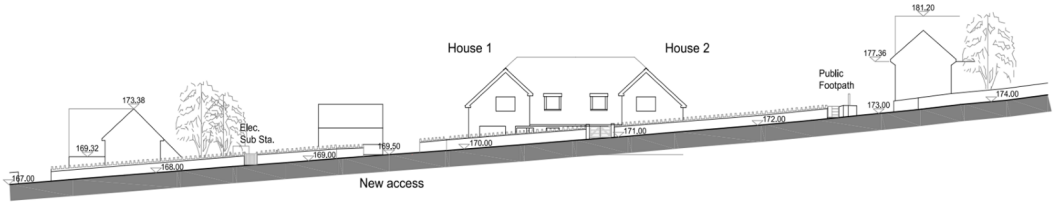
Photo 4 – Houses opposite to south east

Position

The proposed houses are positioned set back from the road with parking areas in front similar to the neighbouring properties together with the necessary access and turning areas for road safety.



The houses are at a lower level then road and follow a logical sequence between the existing houses in terms of their height and spacing.



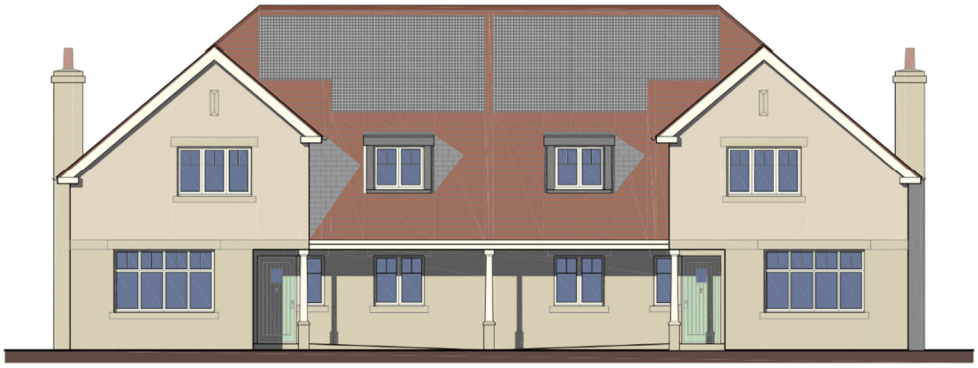
Street Elevation View

Size and form

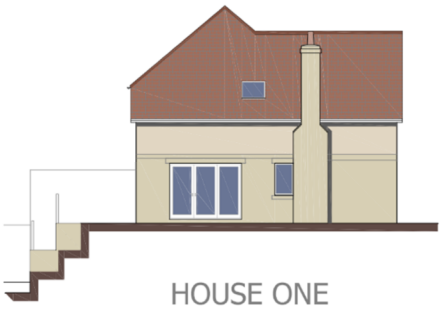
The form and materials of the new houses take their cue primarily from Waterworks House This has a characteristic arts and craft style asymmetric roof form. There are other examples in the area. The proposed design responds to the site and surroundings. The roof form presents a lower eaves height to the sides which reduces the apparent mass of the houses and its visual impact on both neighbours and passers-by. The principle elevation features a projecting gable with a cut-away corner and roof canopy which provide interest and a practical rain shelter over the front door. The rear elevation, which only be glimpsed from

public accessible areas, is relatively plain and simple. It is configured primarily for practical rather than for visual considerations.

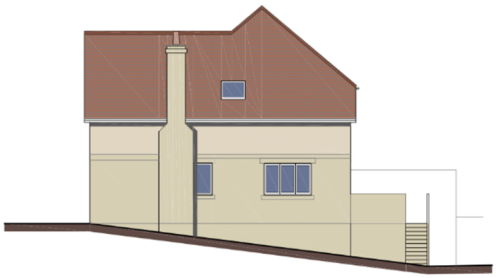
The revise design includes traditional features including; chimney; facias; support post details.



SOUTH ELEVATION



HOUSE ONE
WEST ELEVATION



HOUSE TWO
EAST ELEVATION

Materials

Walls- locally sourced natural stone, coursed, random lengths used at lower and ground floor level, with ashlar stone string course

Brick above (colour to match stone).

Chimney in same brick

Heads and sills in and details in stone

Roof covering- Plain clay tiles > Redland Rosemarys 'mixed brindle'

Solar Panels -inset within roof covering > Marley SolarTile integrated system (details below).

Windows- Flush fitting casements uPVC > Eurocell Modus in light grey finish (details below).

Doors- Eurocell composite material door, heritage green colour finish

ACCESS

Accessibility and Layout

The houses are in a relatively good location within the village for people with mobility issues. Although on a sloping site the proposed access in level from the road to door without steps. An external rear terrace provides accessible private amenity space.

The internal layout has been designed to the higher standard of accessibility as defined in Part M(2) of the building regulation's guidance. The ground floor WC is large enough to fit a shower, and the adjacent room could be used as a bedroom. The internal doors through-out are wider with extra clearance between the handle and adjacent wall. The staircase has sufficient space to install a chair-lift.

Highway Access

The proposed access is in accordance with the Highway Authority's requirements as described in the consultation response previously received from Derbyshire County Council Development Control.

- The shared drive is of sufficient width and has a turning area such that residents vehicles, small service vehicles and delivery vehicles can enter and leave in forward gear.
- The proposed visibility lines are as previously accepted.
- The existing boundary wall within the visibility zone will be lowered to be no more than 1m high (existing coping stones reinstated) and there will be no planting/vegetation within this zone.
- The driveway will in fact be level from the point of access to the residents parking area; no gradient save for that necessary for storm water run-off.
- The proposed driveway surface (paving and resin gravel) is solid rather than loose whilst being water permeable to reduce water run-off with a channel to prevent egress onto public highway.
- No gates or other barriers are proposed within 5m of the nearside highway boundary. Proposed gate to house number two's parking area will open inwards

Larger vehicles such as refuse and fire services can reverse into the site or otherwise remain on public road and still be within recommended distance for servicing both houses.

Proposed Solar Panel System

Marley Solar Tile. Extracts from brochure:

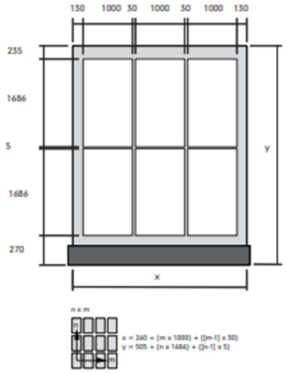


Plain tiles

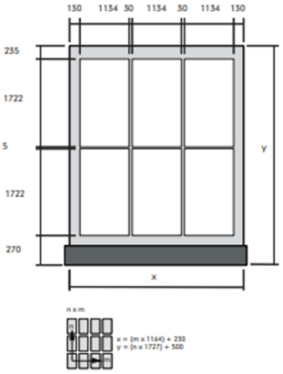


DESIGN DETAILS

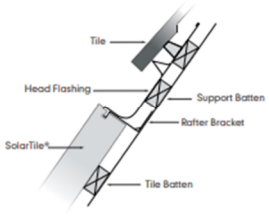
TYPICAL 335 CONFIGURATION



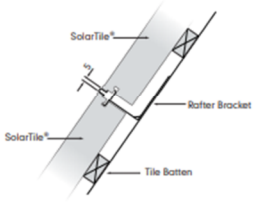
TYPICAL 410 CONFIGURATION



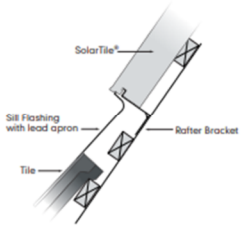
HEAD DETAIL



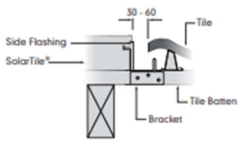
JOIN DETAIL



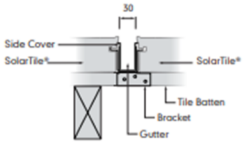
SILL DETAIL



SIDE DETAIL



GUTTER DETAIL



Proposed Windows

Eurocell Modus - flush fitting casements

