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CHARTERED ARCHITECT

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Ref:1235

DESIGN & ACCESS STATEMENT.

Proposed Dwelling on St George's Chapel Site in Round Close Road, Adderbury.

St George's Chapel, which currently occupies the site, is a sub-standard building in a residential area and is in the Adderbury Conservation Area.

Previous applications for 4 dwellings, 2 dwellings and a single dwelling have been refused. Pre-application advice was sought for one dwelling and this application is made following a site meeting with the planning officer.

This application is for a single dwelling.

DESIGN.

Use.

The site has been used as a place of worship, but not in recent times. The most appropriate use is residential and this has been accepted in the advice given.

Layout.

The layout of the site has been determined by the requirement to put vehicular access in the centre of the frontage and to keep the building away from the windows to numbers 13 and 15.

Amount.

Anything other than a single dwelling has been deemed unacceptable.

Appearance.

The proposed dwelling will have natural stone walls and a plain tile roof to reflect adjacent buildings. Windows and doors will be traditional painted timber.

Landscaping.

Planting can be provided, as required by condition. The existing stream will remain.

Ecology.

An ecology report by Windrush Ecology is attached.

Flood Risk.

A flood risk assessment by Ambiantal Environmental Assessment is being e-mailed separately.

ACCESS.

The dwelling will meet the requirements of the Building Regulations.