

## DESIGN AND ACCESS STATEMENT

Site: Redevelopment of land behind and adjacent to 4/5 The Droveway, St Margarets Bay, Dover



Street view



Garages at rear

### 1.0 SITE

The site consists of land located to the rear of 4/5 The Droveway, St Margarets Bay, which currently has garages sited on it. Adjacent to 4/5 The Droveway there is an overgrown plot of land which will form part of the application for development. The ground floor of 4/5 The Droveway currently houses an empty shop.



Location Plan

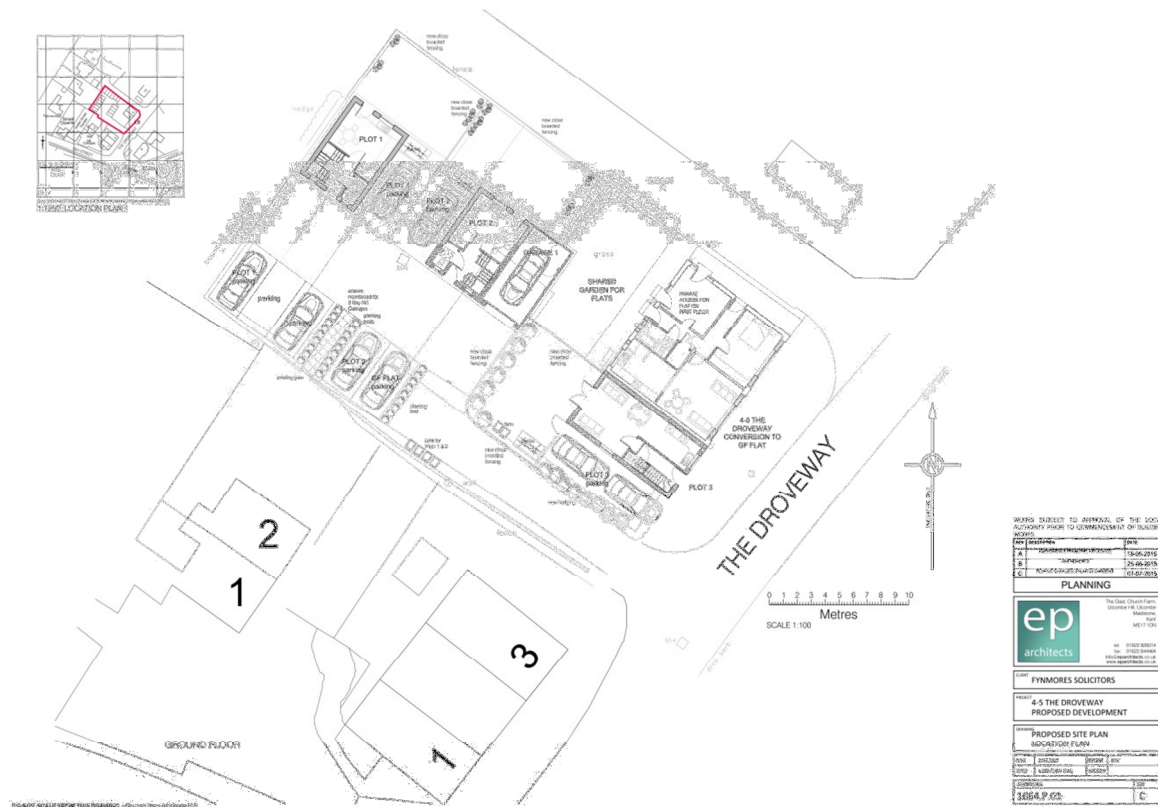


Local Area

### 2.0 THE EXISTING SITE

The existing property is two storey and detached, consisting of a disused shop at ground floor level and an occupied flat at first floor level. The property has a small garden at the rear and to the side. The property is rendered at first floor and facing bricks at ground floor level with glazed timber shop fronts, with a profile tiled roof and uPVC double glazed windows at first floor. At the rear of the property there is an area which has disused garages on, though one of the garages is still under the ownership of a private individual, who has been consulted throughout this process. Access to the garages is via a driveway adjacent to the 4/5 The Droveway.

### 3.0 PROPOSAL



- a. The existing driveway will provide access to the rear of the site. The proposal is to provide 2no 2 bedroomed semi-detached houses with integral parking and a new garage for the private individual. Additional parking of 5no spaces is provided to comply with parking standards – 1no space for each of the new houses, 1no space for the new ground floor flat, and 2no additional spaces.
- b. A 2 bedroom terraced house to be built adjacent to 4/5 The Droveway with private parking for 2 cars.
- c. The redevelopment of the existing ground floor shops into a 1 bedroomed flat with parking as indicated above.

A previous application (DO/13/01020) was refused in December 2007.

### 4.0 DESIGN

- a. The new houses are of two storey with a hipped roof to reduce the bulk. The profiled roof tiles and stock facing bricks with soldier detail, will ensure the houses blend with the existing properties in the area.
- b. The new terraced house will have a hipped, profiled tiled roof and part rendered/ part facing brick walls to match the existing property at 4/5 The Droveway.
- c. The existing shop fronts will be removed from 4/5 The Droveway and replaced with matching facing bricks and new uPVC windows to match the first floor.



## 5.0 SCALE

- The new houses are sited at a lower level to the main property at 4/5 The Droveaway as set by the level of the existing garages and access road.
- The new terraced house will match the existing heights & style of the existing property.

## 6.0 CONCLUSION

Various discussions have been held with the planning department prior to this submission. It is considered that the submitted proposals achieve the clients brief whilst satisfying the previous concerns of the Planning Department.

We would ask that you support this submission of the application.