

New build House in Multiple Occupancy at 91 Warrington Road Prescott

Design and Access Statement to Support Submitted Drawings.

The proposal is for the new build of a House in Multiple Occupancy at a property containing an existing semidetached double storey dwelling with front parking and garden, and side and rear garden and patios.

The proposed schedule of accommodation is as follows:

Floor	Room	Amenity	Required area	Area
Ground Floor	Bed 1	Ensuite	10.0sqm	11.6sqm (excluding ensuite)
Ground Floor	Bed 2	Ensuite	10.0sqm	12.4sqm (excluding ensuite)
Ground Floor	Bed 3	Ensuite	10.0sqm	10.7sqm (excluding ensuite)
First Floor	Kitchen/dining		19.5sqm	21.0sqm
First Floor	Bed 4	Ensuite	10.0sqm	12.2sqm (excluding ensuite)
Attic	Bed 5	Ensuite	10.0sqm	13.0sqm (excluding ensuite)
Attic	Bed 6	Ensuite	10.0sqm	11.4sqm (excluding ensuite)

Location and Approach.

The site is located in a residential district of Prescott town centre. The approach is to provide a range of housing stock for use by local residents, creating affordable accommodation. The design is of high quality, taking advantage of the existing mass and fenestration to create a high quality and unique design approach.

The proposed build is a double storey semidetached HMO topped with a gable roof and a rear dormer accommodating a total of 6 bedrooms with ensuites and a kitchen/dining room at first floor. The proposed volume is intended to integrate into the existing build fabric through its size, similar fenestration, and sympathetic materials. The rooms in the dormer are served by two windows facing the rear garden and 1 Velux at the front in roof plain (cill at 1200mm above FFL). At the rear there is a single storey height outrigger at the Ground floor finished in a single plane pitched roof.

Proposed parking bays at the front and bike stores in the rear yards will serve the development.

Sustainable Transport Approach

The front of the existing property contains a double bay parking which is proposed to be extended to 5 bays in support for the new and existing dwellings.

The proposed also includes a bike store for each dwelling to promote alternative transport methods, is in a town centre location, with close access to local amenities and approx. 5 min walk to Prescott train station with access via buses to the greater area within a 10 min walk (Prescot Bus Station).

Bin Storage.

The proposed allows for the storage of 360l community bins in the rear yards of both dwellings as shown on ground floor plan and in line with local council residential collection standards.

Windows.

The windows to the new build will face front parking and street with the rear facing the garden to avoid overlooking. The proposed windows will be UPVC DG (anthracite) to offer an optimal lighting, thermals, and give a modern residential aesthetic to the building.