Use.

The proposed site comprises a dwelling house known as 7 & 9, High Oak, Pensnett together with land at the rear which was formerly used as coach building workshops by the current owner.

The proposed site is located within a group of established residential buildings in an urban setting.

Prior to submitting the application reference was made to the Dudley MBC New Housing Development SPD

Amount

The proposal is for outline consent to provide 10 no two bed semi-detached dwellings on 2 stories.

The design of the dwellings will provide adequate space for the enjoyment of a family. The proposal satisfies the requirements of the detailed guidance in the UDP in terms of space around the dwelling, distance between neighboring properties and adequate garden space.

There is also adequate space to access the properties and park vehicles. It is proposed to provide 2no car parking space per dwelling in unallocated car park spaces.

Layout

Layout of the site is dictated by the layout of the existing buildings, the access and topography.
**Scale**

The proposed use is of a scale relevant to the size of the site taking into account the size and layout of the existing building.

**Landscaping**

The access to the building will be paved with bitmac finish suitable for the purpose of serving the proposed use.

Low level lighting will be provided to illuminate the access and provide a secure route during the hours of darkness.

**Appearance**

The proposal is a stand alone development and as such it is not considered necessary to repeat design features of adjoining properties. Therefore the dwellings have been designed to ensure their own identity within the neighbourhood.

**Access**

The site is located close to the local shopping centre at Lye.

A bus service nearby links the development with the shopping centre at Halesowen and Stourbridge with further access to Merry Hill, Dudley and Birmingham. A train service at Lye links the development with Stourbridge, Kidderminster and Worcester and Birmingham.


It is the intention of the applicant to adopt the guidance given in the above documents in relation to access to the proposed development.

Access to the proposed development is via a hard bitmac surfaced private drive with ramped access leading to level landings in front of principal access doors. Street lighting will be provided to ensure that the access is adequately lit during the hours of darkness.
Approach

External lighting along all access routes designed to Part 3 BS5489 to ensure good access and reduce crime risk and follows DfT Guidance on Inclusive Mobility

Routes to entrances

Level, hard surfaced brick paving travel routes will be marked out to ensure ease of travel from the drive to the property.

Entrances

Level threshold is provided into the house with the entrance door providing a minimum clear opening of 800mm. The doors and the door furniture all to be in accordance with the guidance provided in Approved Document M

Entry systems, such as a bell or intercom will be of an accessible design located at a maximum height of 1200mm from external ground level and capable of being operated by persons with sensory impairments

Movement within building

All internal corridors, passageways and internal doors within the dwelling will be designed in accordance with the provisions of Part M Section 7 Paragraph 7.5, Table 4 and Diagram 28.

All socket outlets, switches etc are to be in accordance with the approved document and set between 450mm x 1200mm as defined in Part M Section 8 Paragraph 8.3 and Diagram 29.

All doors on corridor and giving access to rooms and spaces will be fully compliant with guidance in AD part M

Staircases to upper floors will comply with Part K of the Building Regulations with a mopstick handrail to one side.

Materials

External paving and hard landscaping to comply with DfT Guidance on Inclusive Mobility and Local Street Design Guide and Materials Palette
Sources and Guidance

The following publications / references have been used:

- Disability Discrimination Act 1995 (DDA)
- "Designing for Accessibility" published by The Centre for Accessible Environments, 2004 edition
- RNIB Fact sheet 6 – Reasonable Adjustments in Accessing Goods, Facilities and Services
- Colour, Contrast and Perception – Design guidance for internal built environments (Project Rainbow) published by The University of Reading 1997
- BS8300:2001 – Design of buildings and their approaches to meet the needs of disabled people – Code of Practice
- Building Sight (RNIB publication)
- Sign Design Guide (Sign Design Council)
- The Disability Rights Commission (DRC), Policy Statement on Transport and Travel & Policy Statement on The Inclusive Built Environment