

Design Statement from the applicant

Layout

In terms of the layout, the dwelling is located on the plot to avoid the proposed living areas having direct sight lines onto existing dwellings adjacent to the site.

It has been designed in conjunction with proposed planting scheme and specification (a request from the initial approved proposal) to offer privacy for occupants of the proposed dwelling and those of the existing dwellings.

Internally, it is designed with an open layout to provide modern living accommodation.

Appearance/ Scale and Size

The proposed front elevation of the dwelling is designed to match existing dwelling shapes, sizes and scale along Kirkbeck drive, which is the immediate surroundings to the property.

It is designed to have a more subservient front facing gable than existing dwellings to reduce the impact of this feature.

The glazed gables and large window openings incorporated into the design are to provide a modern appearance to the dwelling and to promote light and healthier living for the occupants of the property.

Materials and colours

All of the materials and colours have tastefully been chosen to reflect other properties that are located throughout the village of Beckermest, which the property is situated within.

From the dwellings of Kirkbeck Drive in the immediate vicinity, anthracite UPVC windows and doors, timber boarding facades or light grey facing brick to counter tired 70's grey dash; to the local pub in the village, the White Mare, which has clean white lines of render, anthracite UPVC windows and anthracite soffits and fascia's; to the local B&B Hopedale House's finishes of grey metal standing seam roof. All of the above examples are allowing tradition designs to move forward using modern materials and colours while having minimal impact on the village where this proposed dwelling is located.

Mr D Corkhill