

DESIGN AND ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT ON LAND ADJACENT
171 RAIKES LANE .**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

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USE

The existing land of Raikes lane in birstall is currently overgrown vacant land which formed a previous railway cutting, this land has been subsequently filled and levelled.

As the site is surrounded by residential housing it would seem that the use for the site as residential would be acceptable.

There are many local transport links near the site which in turn lead to surrounding areas of employment and recreation.

Existing access for emergency and service vehicles is via Raikes Lane this situation will not alter as part of this application.

Sited next to existing developments means with the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site lies within a long established area of housing.

Amount

The proposal is to construct 3no town houses. As can be seen from the enclosed plans the units fit in well and do not over dominate there surroundings. The plots has ample garden/amenity space with parking to the frontages. The amenity space created will be well maintained and landscaped and made safe with boundary fencing. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans, the layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal. Habitable room windows will be formed where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed units will all give the impression of two storied dwellings however the roof voids created will be used for additional living accommodation with rear dormers. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the building itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the buildings have been designed so as to not over dominate there surroundings to the detriment of the character of the area. Door accesses and widths will be level and suitable for disability.

Landscaping

Parking and any path areas will be hard landscaped in nature and sealed surfaced and drained, self draining pavoirs could be used to aid surface water run off from the site. Soft landscaping comprising grassed and planted areas will provide the remainder. Careful choice of shrub planting will ensure low maintenance garden areas to avoid areas becoming overgrown and tatty.

Appearance

Situated in a popular residential area the new builds will take there inspiration from there surroundings, in order to achieve this an artificial stone with a concrete tiles roof finish will be used.

All window and door frames will be upvc.

Access

Access will be gained via a new access to current highway standards from Raikes lane. Bins will be sited outside each property and taken to a collection point at the top of the site on collection day.

The site is served well by public transport services. The traffic generated by this proposal is considered to be able to be supported by the existing highway network.