

Design & Access Statement

Proposed 4no detached dwellings with garaging at 113 Westfield Lane Wyke BD12 9LY.

Context

This application relates to the demolition of an existing bungalow and the construction of 4no detached properties with associated garaging.

There is currently outline consent on the site for the construction of 5 detached dwellings ref 2015/91280

The number of dwellings has been reduced to 4 to give improved private amenity space and larger living accommodation.

Amount

This scheme relates to the construction of 3no 4 bedroom detached houses (plots 1 to 3) and 1no 4/5 bedroom detached house (plot 4).

Plots 2 and 3 do not have integral garages and a single detached garage is to be provided to the rear.

Plot 1 has a gross internal floor area of approximately 154m². Plots 2 & 3 have a gross internal floor area of 136m² excluding their detached garages. Plot 4 has a gross internal floor area of 192m².

Plots 1 to 3 will have an average height to the ridge of 8.3m and a typical ground to eaves of approximately 5.2m Plot 4 will have an average height to the ridge of 7.6m and 5.2m to the eaves.

Layout

The houses are of a traditional design with main aspect windows front and rear
The houses have been orientated on the plot to minimise overlooking and to meet the Councils space about dwellings policy.

External appearance

Walls are to be Marshalls Cromwell Walling pitched face artificial York stone. The roof covering is to be Spanish blue slates.

Doors and windows are to be Oak finish UPVC unless otherwise agreed.

Landscaping

New driveways and vehicular parking areas to be of a water permeable concrete block paving (Plaspave Permi 8) unless otherwise agreed. Gardens to be lawned

New screen fencing to be 1.8m high with concrete fence posts and stained timber drop in fence panels

Access

The proposals will involve creating 2 new vehicular access points on to Westfield Lane and the removal and reinstatement of the existing vehicular point of entry. The wide footpath/verge and concave nature of the Westfield Lane mean that excellent visibility can be achieved in both directions in excess of 100mx2.4m. Refuse collection will be via wheelie bins taken to dedicated collection points adjacent to Westfield Lane as shown on the submitted site plan.

Parking provision

A min of 3 off street parking spaces are to be provided per dwelling.

Drainage

There is currently a 100 dia combined sewer which runs across the site in front of the bungalow, it is proposed to move the drain slightly nearer to Westfield lane to accommodate the new dwellings on plots 1 to 3, plot 4 will be below the drain invert and will require a packaged sewage pump to lift effluent back up to the sewer. Trial holes and percolation tests have indicated a largely impervious clay at approximately 300 below garden level it is therefore proposed to provide a Hydro break tank within the drive of plot 1 with a controlled discharge to the existing sewer this would take plots 1 to 3. Plot 4 would have a large capacity filtration crate soakaway within the garden alternatively a borehole soakaway drilled in to the rock strata could be used.

All of the hard surfaced vehicular areas are to be of a water permeable block paving.

Climate Change Mitigation Statement

The proposed dwelling will be designed and constructed to satisfy the current national building control requirements. The design will satisfy and exceed the current elemental U value requirements. The design will incorporate a modern central heating system with efficiency in excess of 90%. The use of modern High Tech insulations will result in the dwelling being highly efficient with low carbon emissions.

The provision of a modern efficient dwelling such as this will help provide a balancing effect on the existing housing stock.

Materials and labour will where possible be locally sourced to reduce the developments carbon footprint.

Wild life habitat

The site is currently a domestic garden and a large proportion of the existing trees are to be retained however the existing conifer hedges which have become too large will be removed. By the time this application is determined we should be outside of the nesting season and it is unlikely that nesting birds would be affected as the majority of birds have finished by the end of July when we are hoping to make an immediate start.

As part of the development it is proposed to provide Bat boxes, Forticrete sparrow terraces and Hedgehog friendly access through the gardens is also to be provided.

Phase 1 contamination report

I have walked the site and cannot see any evidence of contamination, there is no record of any previous industrial operations being carried out on the site. I would expect the chance of any pollutants being found as extremely low.