

Design & Access Statement
For Outline Planning Application

Land adjacent to 5a The Gables, Halifax road Dewsbury

Issue 2 8th February 2019



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by ADS to accompany a outline planning application at land adjacent to 5a the gables, Halifax road, Dewsbury.

This document has been prepared in accordance with the Department for Communities and Local Government (DCLG) 'Planning Practice Guidance'

The aims of the statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

ADS was commissioned to prepare an appropriate design solution which responds to planning policy and site context whilst working to mitigate constraints and maximise the opportunities provided.

This document is submitted in support of the planning application and sets out to achieve the following:

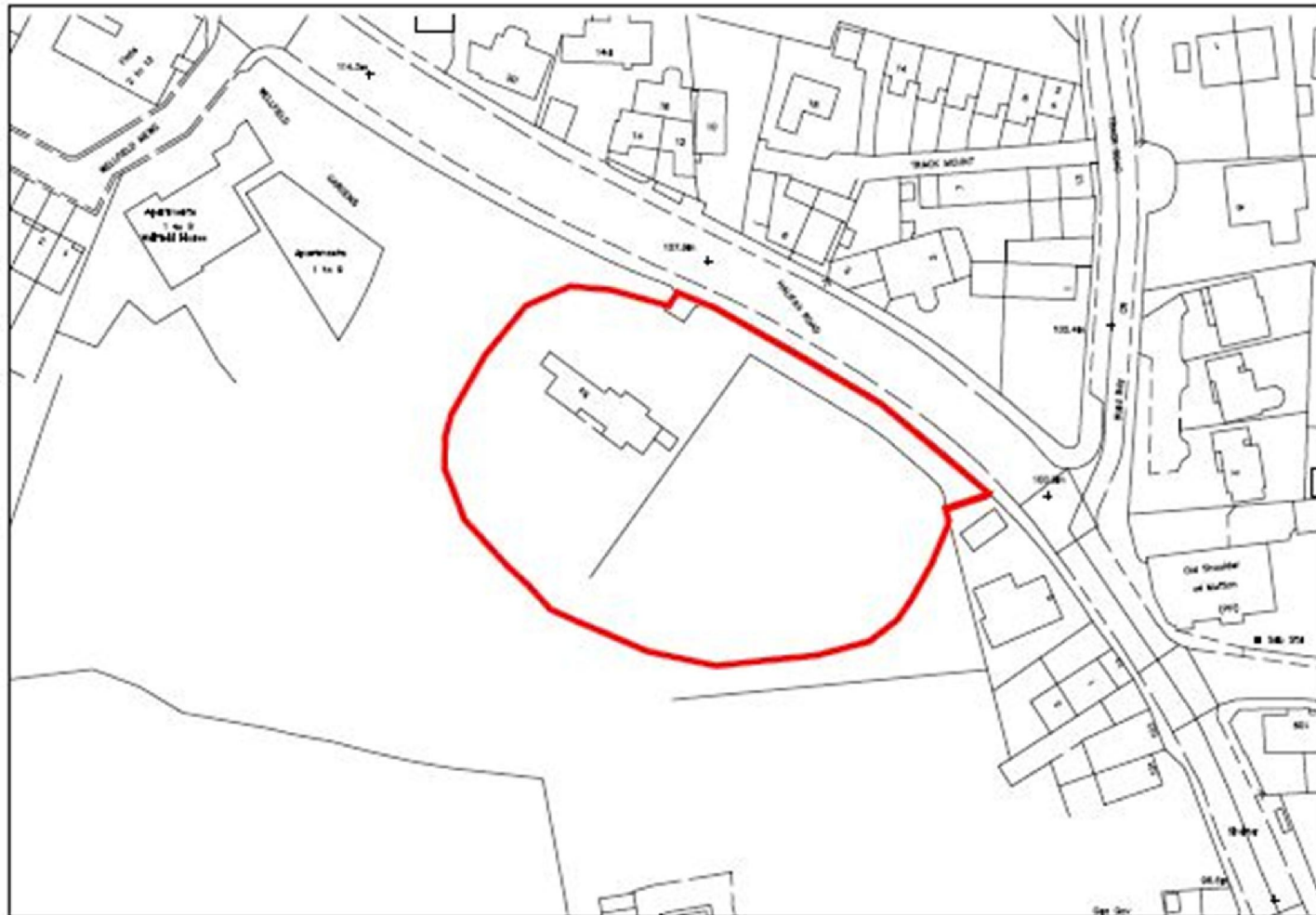
- Summarise the existing use of the site
- Demonstrate the evolution of the scheme design

The ethos of the design is to:

- Create a high quality residential development
- Create a legible and attractive place with a sense of identity
- Create a sustainable and high quality living environment
- Provide a well planned settlement with dwellings which will meet high architectural standards

2.0 EXISTING SITE

The site is currently vacant land attached to 5a the gables, Halifax road, Dewsbury The site is located off of Halifax road within a residential area.



3.0 PROPOSED DESIGN SOLUTION

Development Proposals

The proposal for new development is for 18 2/3 bedroom dwellings that will be accessed from Halifax road

The positioning of the dwellings has been designed to have as little impact as possible on the neighbouring properties and the form of the proposed dwellings will be designed to compliment the housing in the area.

Access

Vehicular access arrangements are to be from Halifax road. It is proposed that there will be an estate road with private driveways and each property will have there own parking spaces. Inclusive access within the layout provides for ease of movement by all social groupings and seeks certain minimum standards for disabled access for such items as steps, ramps, door widths, etc. The 'approach' to the dwelling, the area of land within the curtilage of the property from the boundary of the plot up to the buildings i will have 'accessible' paths and drives wherever possible, taking into account the to site topography

Design & Materials

These are to be reserved and confirmed within a reserved matters application

3.1 Proposed design

