

DESIGN AND ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT AT 135 LATHAM
LANE, GOMERSAL.**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127

USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for residential development off Latham Lane in Gomersal.

The existing site currently forms large overgrown garden areas to no. 135 Latham Lane, the site is in green belt but is surrounded by housing developments.

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

Sited next to existing residential housing and in an area which is a housing area would suggest that this site is suitable for a residential usage. With the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

There are some large unsightly storage buildings to the rear of no. 135 which are to be taken down as part of the overall scheme. The removal of these buildings will help the visual look of the area and also help with the openness of the greenbelt setting. The introduction of the proposed property will also greatly improve the visual appearance and the street scene in the area. The existing site is very overgrown and untidy the introduction of this new build will not only provide additional housing to the area but also improve the overall look and openness of the area.

Amount

The proposal is for a detached property with associated parking, turning and garden areas. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The plot has ample garden/amenity space with a new drives and parking spaces serving the dwelling. The amenity spaces 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 as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed dwellings are 2 stories high. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

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

Landscaping

Drive ways and parking spaces will have a self draining pavior finish to limit the amount of surface water run off. Soft landscaping will comprise grassed and planted areas to the remainder of the site.

Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty.

Appearance

Situated in a popular residential area the new builds will take there inspiration from there surroundings, we intend to use a coursed natural stone wall finish with a blue slate roof finish. All window and door frames will be upvc.

Access

This proposed site will be accessed from the existing entrance onto Latham lane, the existing property will still be served from its own existing entrance.







