

DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT TO REAR OF 66
CHILD LANE, ROBERTTOWN.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

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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 Child Lane, Roberttown.

The existing site currently forms large garden areas to no. 66 Child Lane, the site is surrounded on 3 sides by housing.

The site benefits from a previous outline planning approval 2017/60/93979 in which 4 dwellings were indicatively granted approval.

Existing access for emergency and service vehicles is via Child Lane this situation will not alter as part of this application. A new entrance onto Child Lane will be formed to serve the existing dwelling. Bin storage will be created at the entrance onto child lane to facilitate the collection of bin waste. Turning will be formed on site, and a dry riser inlet and outlet system is proposed to aid the fire brigade if required.

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.

The site lies within a long established area of housing.

Amount

The proposal is for 4 detached split level style properties with associated parking, turning and garden areas. As can be seen from the enclosed plans the units fit in well and do not over dominate there surroundings. The plots have ample garden/amenity space with new drives and parking spaces serving all dwellings. 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 split levelled. 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 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

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, as there is a mixture of materials in the area it is proposed to have an artificial stone wall finish and a blue slate roof finish. All window and door frames will be upvc.

Access

This site will be accessed from the existing entrance onto Child Lane, the access currently serves 2 dwellings and will serve 4 when complete. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears. The existing dwelling will be accessed from a new entrance and drop crossing onto Child Lane, formed in accordance with current highway standards.