

# DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT OFF NEW NORTH  
ROAD, HECKMONDWIKE.

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 New North Rd, Heckmondwike.

The existing site currently forms my clients existing steel fabrication business. The business has slowed down over the past few years to a point now where only my client ( the owner of the site ) works there. The site is flanked by housing and also small workshop type units and a childrens playgym.

Existing access for emergency and service vehicles is via New North Rd.

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.

This application is only in outline therefore layout and design is all indicative at this stage.

### Amount

The proposal is for the demolition of the existing workshop buildings and construction of a residential development. 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. Albeit only indicative, 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 shown are again indicative they are shown as 2 story units. 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

Not known at this stage

### Access

This site will be accessed from New North Rd, there will be sufficient parking, turning and manuverability on site to enter and exit in forward gears.