

# DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION FOR A NEW DWELLING AT  
168 SCHOLLS LANE.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

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## USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain outline planning permission for a new dwelling on land adjacent 168 Scholes Lane.

The existing site currently forms large garden areas to my clients property 168 Scholes Lane. The site is surrounded on 3 sides by housing.

Existing access for emergency and service vehicles is Scholes 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.

The site lies within a long established area of housing.

## Amount

The proposal albeit in outline is for a detached dwelling 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 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 dwelling indicated is a bungalow style unit with rooms in the roof, again as this application is only in outline the final design is not agreed. 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 tarmac finish to match the existing. 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 build will take its inspiration from its surroundings, it would be presumed that any final design would use a stone and slate finish to match the existing adjacent unit. All window and door frames will be upvc.

## Access

This site will be accessed from the existing entrance onto Scholes Lane, the access currently serves my clients existing dwelling. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears. Electric vehicle charge points will be provided and bin collection points at the entrance to the site.