

DESIGN AND ACCESS STATEMENT

PROPOSED DETACHED HOUSE TO REAR OF 121
HIGHTOWN RD.

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 a new dwelling to the rear of 121 Hightown Rd, Liversedge.

The existing site currently houses existing stable and storage buildings which are currently redundant. The site is adjacent existing housing which flanks Hightown Rd.

Existing access for emergency and service vehicles is via quaker lane which in turn leads out onto Hightown Rd 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 is for a 4 bed detached dormer bungalow style property, factor store/garage and 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 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 dwelling is 2 storeys. 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/gravel 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 give the property a blue slate roof finish with rendered walls and feature stone head, cills and corner stones. All window and door frames will be upvc.

Access

This site is currently accessed from Quaker Lane, as the site until recent served a busy stable unit it is presumed that the number of traffic movements from our proposal will be less than was previous. Once on site there is sufficient space for parking, turning and traffic movements to enter and exist the site in forward gears.