

ROGER LEE PLANNING LTD

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

DESIGN AND ACCESS STATEMENT

**FORMER COMBS HOSTEL
HALL LANE, THORNHILL, DEWSBURY**

Company Registration Number
07717424

18 Leeds Road
Methley
Leeds
LS26 9EQ

Overview

This Design and Access Statement has been prepared as part of a detailed planning application for the re-development of a site where the previous buildings have been demolished, for the construction of 34 dwellings.

Amount

The application relates to the construction of 34 residential units.

The overall site area amounts to 1.1 hectares.

Layout

The layout proposes 34 detached dwellings, comprising a mix of detached, semi-detached and terraced plots. There are four house types proposed, with 12 three bed plots, 18 four bed plots and 4 five bedroom plots.

The development will be served by a single access with plots to either side of the centrally located spine road and with plots in a bookend arrangement at either end of the site.

Scale

The scale of the development is that all the plots would be of a two storey appearance, which is reflective of the character and layout of existing established housing in the area.



Landscaping

A detailed landscaping scheme is submitted with the application which shows the landscaping and boundary treatment plans for the development – reference drawing numbers YT/T/608/1A and YT/T/608/2A.

Hard landscaping would be in the form of tarmac and block paving for the access roads and driveways.

Appearance

Materials will be as follows:

Elevations – Natural stone, brick and render

Roofs – Artificial blue slates

Windows – aluminium

Doors – aluminium or composite

Access

The development will be served by a single point of access as shown on the proposed site plan.

The internal layout and design of the development will reflect the requirement of inclusiveness for all users and will be designed in accordance with up to date building regulations, energy conservation control and CO² emissions.

