

# **DESIGN AND ACCESS STATEMENT**

**PROPOSED DEMOLITION OF EXIST STABLE BLOCK  
AND CONSTRUCTION OF NEW DWELLING AT 92  
CHILD LANE, ROBERTTOWN.**

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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 at 92 Child Lane, Roberttown. The existing site currently houses an existing stable block unit and associated yard area which are to be removed, number 92 Child Lane which is the original property and 2 number new plots which are currently under construction. The site is flanked by various forms of existing housing to the north, south and east and an area of green field to the west which is owned by the client. The majority of the proposed site is situated within white line and as such it is assumed a development would be possible, a small area of green belt is required to create a new drive access although it is felt that this encroachment has no detrimental effect on green belt.

Existing access for emergency and service vehicles is via Child 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 is to take down the existing stable block and construct a new detached dwelling with associated detached garage, garden and parking 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 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 will be a standard two storey construction. 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

The existing stable block and associated hardstanding areas will be removed. Drive ways and parking spaces will have a self draining 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, a natural stone finish with a concrete tiled roof is proposed although if required this can be altered. All window and door frames will be upvc.

### Access

This site will be accessed from the existing entrance onto Child Lane, there are currently 4 dwellings in total served from the access ( albeit one plot is still to be constructed. Once on site a new driveway will be installed of a self draining finish, as shown on the plans there will be sufficient parking and turning for all dwellings. An electric vehicle charge point will be provided to the new dwelling. Bins will be positioned on site and taken to the bin collection area on collection days.