

DESIGN AND ACCESS STATEMENT

Proposed erection of 2 Semi-detached dwellings on land at Holly Farm, Great North Road, Holly Farm, Cromwell, Newark NG23 6JE

13 January 2021

Introduction

This statement is written on behalf of the applicants, Mr and Mrs Elliot, in support of the above proposal.

The Site

The site is currently garden land at Holly Farm and flanked by detached dwellings. The adjacent plot of land was developed in the early 1990s following planning consent for 2 detached houses and associated attached garages. Holly Farm house is the original farm house building sat facing the road and acts as the introduction to Holly Farm which sits on the land to the West and North.

The building lines are not uniform in this area, nor are they generally along the street.

Proposed Layout and Access

The orientation of the dwellings will match that of the flanking existing properties and face Great North Road. Access will be gained directly onto the road with a new access point and dropped kerb. There will be shared parking spaces to the front of the proposed semi-detached houses with areas to turn and exit the site in a forward gear.

The dwellings will sit approximately 2m back from the front elevation of Holly Farm house. This position is intended to both appear subservient to the host dwelling and achieve the requisite parking areas to the front drive. The position of the dwelling will not encroach substantially into the eyeline of the flanking dwellings front or rear windows.

Proposed Dwelling – Scale & Massing

The proposed scale and massing is in-keeping with the flanking dwellings and is shown on the accompanying plans, elevations and street scene drawing.

Proposed Dwelling – Appearance

The predominant materials used on the houses on the street is red brick and clay pantiles. The proposed dwellings will seek to match this with the use of a mellow red coloured brick and clay pantiles. There will be brick dentil detailing to the eaves and gables too. The windows and doors will be white upvc with balanced casements, brick detailing to cills and headers.

Overall it is considered that this will be in-keeping with the street scene.

Proposed Dwelling – Landscaping and Boundary Treatments

The side and rear boundaries will be maintained where possible and, if new treatments are required, closed boarded timber fencing will be used. To the front there will be a low post and rail fence with planting that will be maintained to a low level to achieve the requisite vehicle visibility splay.

Proposed Dwelling – Ecology and Environment

Some of the existing trees and vegetation on the site will be removed. This is shown on the existing and proposed site and location plans. Trees numbered T1, T2, T3, T4, T5, T8 will be removed (6 total) and the hedging to the front will be lopped to a lower level to achieve the requisite visibility splay. Although the removal of trees is regrettable, they are not mature or protected.

No ecology survey has been undertaken, but there are no buildings on site that are to be disturbed that might host roosting bats or nesting birds, nor are there any ponds.

A flood risk assessment has been undertaken and accompanies this planning statement.

Summary

The proposed access will achieve the requisite visibility and width to allow the safe access for cars and pedestrians. There will be shared parking space for 4 dwellings.

The scale and layout of the proposed dwellings is in keeping with the adjacent properties and will be finished in materials that are common to the area.

Some trees will be removed from the site, but they are not mature or protected.

A flood risk assessment has been undertaken and provided conclusions and recommendations for mitigation measures to be implemented in order that the proposal does not present additional flood risk.

In light of the above it is respectfully requested that planning permission is granted.