

# DESIGN & ACCESS STATEMENT

## PROPOSED DETACHED DWELLING ON LAND AT NO 2 PROD LANE, BILDON, WEST YORKSHIRE, BD17 5BN

### Introduction

This design and access statement is in reference to the proposed detached property on plot of land within the established residential area. The landowner is proposing to provide a quality detached property for his own use on the plot of land which has previously been approved for a detached dwelling however the approved dwelling is not adequate in size for the growing family and hence the revised planning is submitted

### Existing Situation

#### Site Description

At present the site comprises a vacant mainly grassed plot of land (see fig. 1 below). The land is situated on Prod Lane in close vicinity to Shipley Glen tramway. The total plot size is approximately 795 m<sup>2</sup>. The site is well protected by mature trees towards the lower sloping site and is far in distant from our proposed dwelling.



Fig. 1 Site location

The site is on a slope, with the level difference of about 6.0m.

The plot can be basically summarised as a rectangular approximately 12m wide at front leading to 16m at middle and 25 metres at lower end. As an overall plot size is circa 795m<sup>2</sup>. The overall footprint of the built size will be 127 sqm

### **Design & Access Proposals**

It is proposed to develop the above site to accommodate 1 no detached family dwelling with adequate car parking and garden area with a detached garage to front

The proposal is to provide quality design, in keeping with traditional architectural features that will compliment local Bradford suburban Architecture. However various materials such as the facing walls are to be in Yorkshire stone and part architectural render with cedar panelling in an effort to achieving an interesting but harmonious character.

The typical roof is to be in artificial/blue slates, in keeping with local tradition. All windows and doors are to be in grey upvc. All rainwater goods are to be same as window finish colour.

As this is a sloping site the outlook of the house will be typical 2 storey frontage however on the rear it will be 3 storey taking full advantage of the slope.

External provisions are to include a front garden with drive way and adequate car parking, bin storage and a garage to front.

There are 2 number external stair cases proposed to either side of the house which will lead you the rear garden of the house

### **Visual Amenity**

The proposed dwelling is a uniquely designed dwelling and the section shows it sits suitably between the adjacent dwellings in terms of scale and massing. The dwelling responds well to the constraints and topography of the site, as well as producing a design, scale and appearance that respects the character of the locality. The proposal includes a detached garage building that would be sited to the front of the property. However, tall stone boundary wall, tree planting and the drop in levels is such that the garage would not appear unduly prominent or harmful in what is a mixed street scene. A number of nearby properties have garages fronting or adjacent to Prod Lane so the feature would not look out of place given the local context.

## **Highway Safety**

The site is accessed via Prod Lane, and adequate onsite parking is provided. We believe there are no highway implications.