

DESIGN & ACCESS STATEMENT

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8 Village Rd Childs Ercall Shropshire

1.0 Introduction

This application relates to the development of 4 no new detached Dwellings within the grounds of the former Butters Coaches site, at village rd Childs Ercall Shropshire.

The proposed development site, has previously received outline planning approval for a similar scheme for 5 dwellings

The application site is located within the village of Childs Ercall, which is located approximately 5 miles from Market Drayton.

The proposed site currently extends to approximately 1,930m², with access direct from Village Road.

A new access will be created to serve the new properties.

The site is located along a predominantly residential, street, which includes both new and established residential buildings.

The site is bounded by residential development.



Level Access into and out of the properties from the access drives will be provided in the form of new footways finished in quality external paving's and edgings.

Where the existing site levels may dictate that steps are required, these have been designed in accordance with current Building regulations Part M.

The new dwellings will have their own parking within the site curtilage.

2.0 Use

The proposed development has been developed around the existing site constraints and, and that of the adjacent properties, so as to match the general arrangements found within Childs Ercall, and the previous planning approvals.

The development is classed as a redevelopment of a brown field site, as it has previously been used as a bus depot, and as such should be supported as identified with in current planning policy relating to the re use of previously developed land.

The site has remained undeveloped 11 years, and this would provide the ideal opportunity to develop the site with a sustainable development.

The scale and form of the development is compatible with size and layout of the site, within this residential area, whilst not compromising any of the adjoining properties. The proposed layout retains the form found within the previous approval, and maintains the street scene.

The scale and form of the proposed dwellings is such that it will in no way detract from the existing adjacent buildings.

3.0 Design Layout

The dwellings proposed, have been orientated so as to provide a frontage on to Village Road, in order to reflect the existing pattern of development in the vicinity of the site. The two dwellings to the rear of the site reflect the form of development to the east of the site and ensure best use of the available land is made.

The development aims to provide an individual properties which are appropriate within the area, and which reflects a number of other bespoke properties found in the local area. It aims again to retain many of the traditional materials found in the area, whilst not being that large that it would lose the individual qualities a number of the local dwellings have, whilst ensuring the development is sustainable and functional.

The design of the properties will ensure that they complement the local distinctiveness and integrate the development in to the local area, and ensure it has a positive impact on the appearance and character of the area.

4.0 Landscaping

The proposal will require a detailed landscaping scheme to be prepared taking in to account the existing planting around the site.

The detailed design landscape scheme has yet to be undertaken however it is proposed that the scheme should be handled as 'condition' on any approval.

The hard landscaping will provide a mixture of materials to break up the external areas, and provide appropriate pedestrian and vehicle access finished in quality external paving's and edgings etc.

5.0 Access to the Development

The proposed scheme looks to ensure that all users of the buildings have safe and level access into and around the properties, which will accord with current building regulation requirements, ensuring access for disabled people.

The previous use as a bus depot, would have generated considerably more vehicle movements a day than that which will be generated by a residential development of this scale.

Vehicular access will be from Village Road, via a new access drive which will provide access directly to the dwellings, and garages within the site curtilage. The access point on to Village Road, will provide appropriate visibility splays, as indicated on the detailed plans, along with a 1.8m wide foot path to the front of the site.

Each of the properties will have a minimum of 3 parking spaces per dwelling

Level Access into the dwelling will be provided from the access drive, and will be provided in the form of a footway finished in quality external pavings and edgings.

Each dwelling will have ground floor WC's as required to meet current building regulation requirements.

6.0 Conclusion

The proposed re development of this brown field site for residential development will ensure that this site is developed in such a way as to make best use of the available land and that it has a meaning full future, in providing a sustainable and energy efficient residential development, appropriate for its needs.

The site has the benefit of two previous planning approvals for similar schemes.

The scheme reflects the varied and predominantly detached nature of the surrounding properties.

The location and setting within the existing surrounding residential area, will only further raise the quality of residential accommodation within this area.

*This **'Design and Access Statement'** forms part of the documentation for the approval of the Planning Application. Please refer to the supporting drawn information for reference and further detail.*

