

SITE: Land Adjacent To The Stables, Paradise Farm, Woodland, DL13 5RH

DESIGN & ACCESS STATEMENT

1.0 LOCALITY & SITE ANALYSIS

1.1 Locality & Setting

The application site occupies an area of land to the north and running parallel to Middleton Road, Woodland

The applicants' residence, The Stables, lies to the west of the site and several semi-detached bungalows (Paradise Cottages) are to the east

The established streetscape on Middleton Road contains a variety of detached, semi-detached and terraced dwellings of bungalows and 2 storey houses many constructed in stone with clay pantile or slate roof

It is apparent that the proposed site leaves a large gap in the continuity of this streetscape

1.2 The Application Site

The application site is 0.193 hectares in area and falls from west to east ie along the road axis by approximately 2.0 metres

The land is currently used to graze livestock

2.0 DEVELOPMENT JUSTIFICATION

2.1 Change of Use

The proposed change of use of the land to residential is entirely conducive with the Durham County Council Development Plan with the northern development boundary situated exactly as detailed within that Plan

A residential development is wholly appropriate in 'filling' the current void in the main village streetscape

3.0 THE DESIGN

3.1 Character & Scale

The proposed dwellings are sited to enhance and reinforce the linear nature of the existing streetscape and will be sympathetic in character, form, scale, detailing & materials to the existing variety of properties

Indicative Layout (see drawing no 2059/02):

- a) Plots 1 & 6 are to be three-bedroom dormer bungalows in order to be sympathetic to the single storey scale of existing properties to east (Paradise Cottages) and west (The Stables)
The eaves levels are to be approximately 3.0 metres in height
These are to have detached garages to the rear
- b) Plots 2 & 3 are to be three to four bedroom dwellings built with 2 to 2.5 storeys with accommodation in the roof space to minimise the floor plan
The eaves levels are to be approximately 6.0 metres in height
There is to be attached garage accommodation

- c) Plots 4 & 5 are to be of a similar scale to Plots 2 & 3 but would be semi-detached

3.2 Existing Buildings

- a) To the west of the site is a single storey dwelling (The Stables) which is a recent conversion and extension of an existing stone outbuilding
- b) To the east are a group of semi-detached bungalows (Paradise Cottages) which were constructed circa 1980 and are finished with rendered walls and concrete slates

4.0 ACCESS

4.1 Parking & facilities

Attached or detached garaging is provided for the proposed dwellings plus provision for additional parking on the access drives

4.2 Access Drives

Each property will be accessed directly from Middleton Road over an existing footway

Access and egress from the individual plots is considered to be very safe with unobstructed views of Middleton Road in both direction

A 30mph speed limit is in force on this road

4.2 Current Regulations

The proposals would conform to current building regulation (Part M) where possible