

Design and access statement.

Demolish existing dwelling, and build a new dwelling at Five Acres, Wallingwells Lane, Wallingwells, S81 8BX for Mr and Mrs A. Green.

The purpose of this document is to provide appropriate information to Enable B. D. C. in determining this application and to allow other interested parties to understand how the proposal has taken into account the design and access issues.

Assessment

Physical Context

The existing site comprises of the existing dwelling, Swimming Pool, Annex and out buildings at Five Acres, Wallingwells Lane, Wallingwells, S81 8BX, with large gardens to the front, side and rear.



Site for new Dwelling Adjacent Existing Dwelling (To be demolished)



Existing Dwelling Front Elevation (North)



**Existing Dwelling Rear (South)
and Side (West)**



Existing Dwelling Side (East)

Site boundaries to the front, rear and sides of the site consist of various hedges/timber fencing.

The access into the site is off Wallingwells Lane.

The surrounding land has various residential properties. As the application is for the demolition of an existing residential property, in a poor state of repair and the construction of a new residential property, in an established residential area, it is considered that the scale of this scheme is in keeping with the character of the area.

The surrounding houses are all large properties, with a mix of ages and appearance. It is considered that the proposed dwelling will therefore be compatible with the streetscape. The existing landscaping on the site will maintain the high standard of residential amenity.

Social Content

It is considered that the redevelopment of the site to provide one new dwelling to replace an existing dwelling, all in poor state of repair, will not substantially alter the size of the settlement, and therefore will not impact on it or on current local service provision. The potential for nearby houses to be overlooked by development in the site has been considered, and the site layout has been designed to take this into account.

Economic Content

It is considered that the development of the site for one new replacement dwelling will not have significant impact on the local economy, although the additional high quality, attractive dwelling will enhance the area. New residents are likely to spend money in the locality/ nearby area.

Involvement

As the application is for one new dwelling, to replace an existing dwelling in an established residential area, it is considered that this would not be an issue of concern for local residents. Issues of overlooking will be minimal and have been addresses as part of the scheme design in order to reduce potential concerns of neighbours. It is proposed that the statutory level of consultation as part of the planning application process will be sufficient involvement with the community considering the small-scale of this development.

Evaluation

Assessment of the site took place via an appraisal of planning policy, a site visit and survey with photographs.

The provision is for one new dwelling to replace the existing dwelling. It is considered that the proposed development will be compatible with the settlements size, character and setting, and the large surrounding houses of a mix of ages and appearances. The landscaping on site and the building design will enable a high standard of housing environment.

The interim parking standards SPG sets out the maximum parking requirements for developments. For developments of less than 30 dwellings, those with 4 bedrooms should have 3 parking spaces. The existing large drive area will allow at least 4 parking spaces for the new dwelling. Parking for the new dwellings/ existing dwelling will be able to turn round within the site and drive out forward.

The existing accesses to the site will be used for the new dwelling.

Site Boundaries to the front, sides and rear of the site are to remain as existing.

Design and access

Use

The existing site and surrounding land has various residential properties. In terms of land use, the site is within a residential area where residential use is expected to continue. This is therefore considered to be the most appropriate use of the site.

Amount

The scheme proposes one new dwelling to replace an existing dwelling. The local services will be able to support the amount of development proposed.

Layout

The new dwelling is sited so that it does not overlook the existing surrounding dwellings. Distances between the new dwelling and the existing properties meet the standards as set out in national and local guidance.

The site will be level to provide for maximum access by people with disabilities. The new dwellings will have front doors with ramped access, level landing and thresholds providing full wheelchair accessibility.

The existing access to the site will be used for the proposed new dwellings.

Scale

The scale of the development is in keeping with the surrounding developments.

Landscaping

The boundary hedges to the boundaries are to remain as existing.

The large garden areas are to remain as existing. The existing large drive/ turning area is to remain and made good for parking and turning etc. All hard standing areas will be laid to fall to soakaways on site and are not to discharge onto the public highway.

Appearance

The new dwellings have been designed to compliment the surrounding properties. The existing dwelling, is run down and in need of modernisation. The new design will be a great improvement on the existing.

Materials

The new dwelling will be built in materials as stated in the application and as per the drawings. All details are to compliment the surrounding properties.