

DESIGN AND ACCESS STATEMENT

6-8 Hall Park Street, Bilston, WV14 0NG

10/31/2023

[Type the company name]



1.0 INTRODUCTION

- 1.1 This Design and Access Statement accompanies a Full application for the demolition of the remaining building at No 6 Hall Park Street and the erection of a replacement dwelling; demolition of extg rear extension to No 8 Hall Park Street with replacement extension; demolition of extg garage and replacement double garage.

Planning consent was granted for the demolition of number 6 in 1997 following an extensive fire.



2.1 Amount

- 2.11 The proposal is for a replacement 2 storey attached house at number 6 and a replacement extension at number 8 together with a new double garage.

2.0 Layout and Scale

The proposed layout respects the format of the adjoining residential properties. This scheme provides improved security for existing residents on a plot that has been a vacant eyesore for many years.

3.0 Appearance

4.1 The dwelling will be faced in brickwork and with roof tiles all to the approval of the Local Authority. The intention is that these will be to a colour and texture that is in harmony with and is a handed version of number 8 Hall Park Street.

4.0 Landscape

5.1 This is reserved for subsequent approval.

6.0 Access

6.1 The vehicular access to the development will be via the existing access from Lawley Road, increased to a double garage serving both dwellings. Pedestrian access is taken from Hall Park Street.

7.0 Conclusion

The proposed development will provide a replacement dwelling within a highly sustainable location that was extensively damaged by fire in the 1990's.

The development will make optimal use of the application site and has been designed to fit in well with the surrounding properties. The development will not impact on neighbouring residential amenity and an acceptable access can be provided.

In light of the above, we respectfully request that planning permission is granted for the development hereby proposed.

