



## **DESIGN & ACCESS STATEMENT**

Proposed Demolition of  
Existing Dwelling & Construction of new Family Residence at

**South Lawns Leeds. LS17 8SJ**

For  
Messrs Singh

## **Introduction:**

This Design and Access statement has been prepared by Dzign House Architecture Ltd for and on behalf of Messrs Singh in support of the planning application for the redevelopment at South Lawns, Leeds from the current residential property to a new family residence.

This statement has been written in accordance with Government circular 01/206 section 3 Design and Access statement, and has been prepared to demonstrate how physical characteristics of the scheme have been influenced through process of assessment, involvement, evaluation and design.

This statement will also address the following factors:

Context

Use & Amount Layout

Scale Landscaping Appearance

The proposed application of a resubmission of the previously approved scheme as noted below (20/04069/FU), the only variation is that the further information required by condition previously has been included within the application and a lower level patio to the rear has been added.

## **Planning Policy:**

This development has taken into account the Central Government guidance NPPF and Local Government planning policies.

The site is set within a suburban area of residential development with the open space beyond toward Harrogate and more urban areas leading towards Leeds City Centre. The proposed scheme meets the requirements for a need for good quality family sized housing within the locality, while taking full advantage of the land available within the site.

There are no listed buildings in relation to the existing development and the site does not fall in the vicinity of any local conservation areas.

## **Relevant Planning History:**

20/04069/FU : Demolition of existing 5 bed detached dwelling and replacement with 16 bed detached family dwelling

Decision : APPROVED

## **Evaluation:**

The site has been assessed for its physical, social and economic characteristics as well as local and national planning policy. We have taken into account the surroundings of the site and encompassed them within our design for the new property, providing a dwelling which fulfils an aesthetic and scale of similar high quality, large scale accommodation in the area, and also the specific needs of the applicants extended family.

The proposed design builds on recent similar projects within the vicinity and the local vernacular in general.

The extensive rear garden area and boundaries will remain relatively un-altered in design.

The scheme has taken cues from the surrounding area and neighbouring properties in terms of scale, massing and context.

The majority of properties in the area are large detached residences and we have taken this into consideration when producing this scheme and feel we have produced something that makes the best use of the site, yet remains in keeping with other properties in the locality. The design and proposed materials further reflect a modern design with traditional materials and is in line with other recently built properties.

The neighbourhood along Wigton Lane is an area of exclusive detached houses, with a very varied mix of materials and design along its length. There is a mix of traditional and modern design, being of stone, render brick and cladding, along with roofs of tile, pantile and slate. They are all each individually designed, standing in their own gated grounds with larger than average enclosed gardens.

The Leeds development plan states that new developments should seek to reflect local character, not overwhelm surroundings i.e. be of similar scale and take note of character area assessments.

Although the property proposed is large in scale, as previously noted this area of Wigton Lane consists of exclusive detached properties and the majority of these are large in scale and reflect the similar massing/scale of the proposed development.

This still allows the property to sit within open grounds to the front and rear, with the existing gated access points being retained from Wigton Lane, a design and style similar to other properties within the immediate vicinity.

The front of the property is predominantly North facing with the garden elevation facing South. The limited number of Side windows to secondary rooms will be of obscured glass to maintain privacy for the limited aspect of the neighbouring properties.

The majority of the larger windows are at the rear and front of the property, overlooking the sites own landscaping surrounding the property and the street frontage. The garden aspect which contains the most open glazed elevation, is

distanced and positioned from neighbouring properties above the recommended distances to allow no overbearing or overlooking of neighbouring properties.

People within the vicinity of the development will not be affected by the proposed scheme, as it will be a development sitting within the site and along established building lines, not encroaching onto the surrounding area or properties.

To the front of the property there is a double driveway and adequate space for storage of materials etc during the construction process.

The proposed new home has been designed with the specific needs of the applicants and their family in mind. The property will be home to a large family over two generations, hence the number of bedrooms and private areas required.

This enables the family to live as one unit to the ground floor, whilst having their own private areas to the upper floors, making the best use of a large site, set within a residential area that is recognised as being made up of large singular family residential properties.

## **Context:**

The site is located on Wigton Lane. The site is surrounded mainly by other large residential properties and benefits from existing landscaping with substantial pedestrian and grass verges, which give access to the site.

The immediate vicinity can be seen in the aerial image below:



Wigton Lane lies to the North of Leeds, the closest city and to the South of Harrogate. It sits between the districts of many local areas giving excellent access for transport links for amenities schools and daily commuting to surrounding areas.

Bus networks run along the principal roads providing public transport to Leeds, Harrogate and neighbouring districts, Leeds city centre is also the hub of several rail networks as well as having access to the major road networks such as the M62, A1 and M1. This provides the site with excellent routes for commuting not only locally but nationally.

The site is bounded by landscaping; with the boundary to the front of the dwelling being a combination of hedges, trees and soft landscaping facing onto Wigton Lane.

The front elevation faces onto a large garden and driveway area, with the rear elevation facing a substantial rear garden that is intended to remain as existing.

The proposed development will provide effective use of the available site in accordance with Government Guidance.

## **Use & Amount:**

The proposed development is for the demolition of the existing property and the construction of a larger family residence in its place. There will be car parking spaces to the front of the property along with a ramped access to a basement garage and ancillary facilities.

The building is set within a site of approximately 0.99 acres and will be solely for residential use.

The applicants have previously submitted a similarly scaled proposal for a property along Alwoodley Lane to meet the extended family needs for combined living. Unfortunately due to site limitations it was not possible to meet the brief and the planning restrictions, however the question of large extended family occupation was resolved and accepted.

The previously approved scheme also set a precedence of acceptability of such a scheme, as we are applying for the same property and within the same red line boundary as previously approved.

The applicants are a Sikh family and have been long term residents in Leeds, with considerable business and employment operations within in the city. They currently occupy a large extended property North Leeds to which they have now outgrown due to new family members adding to the numbers within the household. It is their traditional background that they live and work as one large extended family unit, looking after old and young under one roof, and this proposal would provide the required accommodation that builds upon this tradition, whilst reflecting more modern solutions.

The design reflects the requirement for family shared spaces and provisions, such as prayer rooms and reception rooms whilst also providing subdivision to enable a degree of separation for the various family entities within the main household. The image below shows the over floor plans of the proposed :

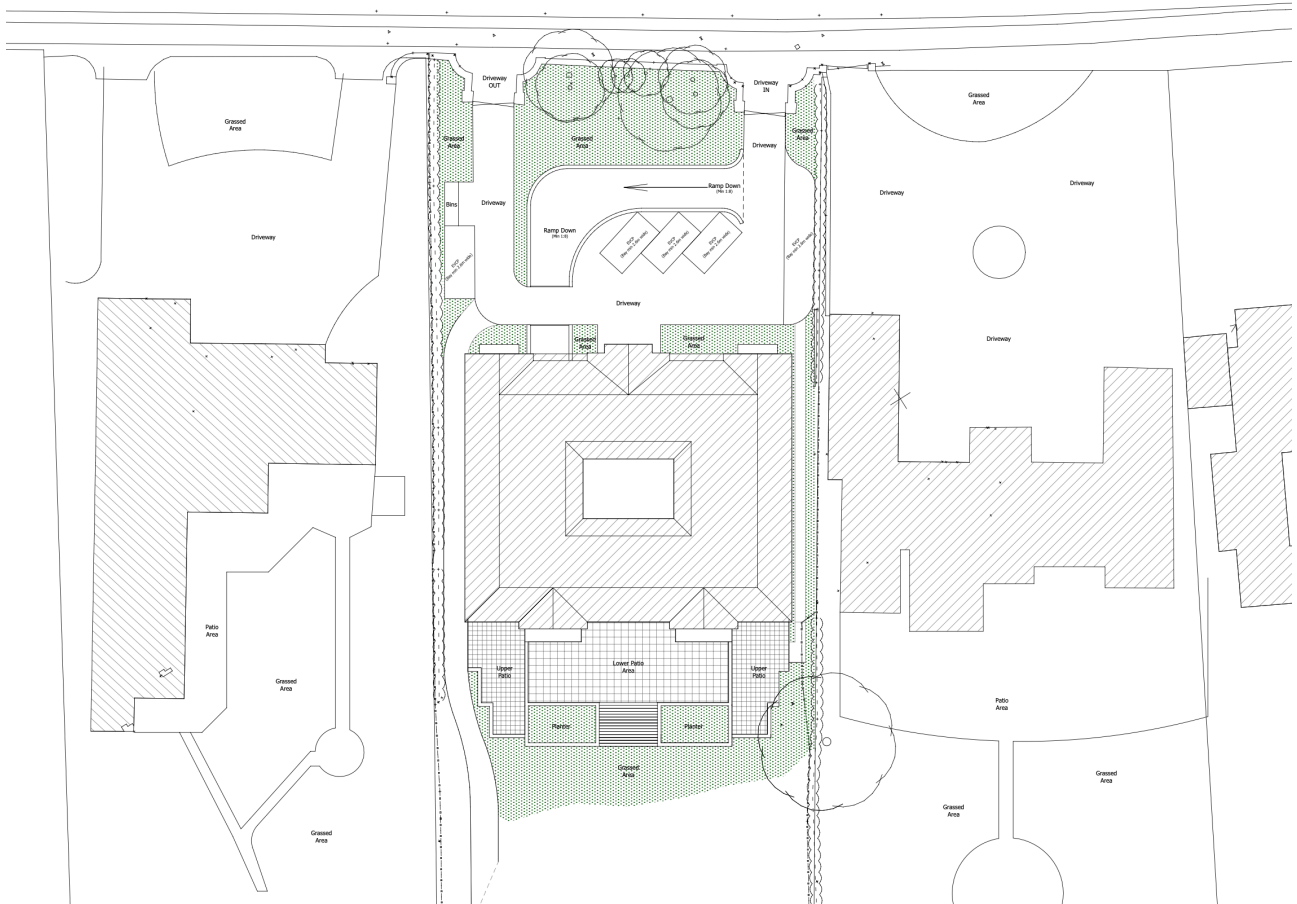


## Layout:

Access for the occupants will be pedestrian and vehicular, via the sites main entrance at the front of the dwelling. The site is bounded by a small fence and hedging over, along with trees, the rear garden is to be maintained and enhanced.

The proposed windows within the new scheme are positioned looking out onto open garden space to the front and rear, so as not to have any overlooking to the side of the dwelling.

The plan of the site layout can be seen in the image below:



## Scale:

The plan form, area, height and aesthetics of the development are appropriate to its use as a large family dwelling in its setting and context encompassing the needs of residential buildings in this area by keeping the development to a similar style and materials of the surrounding buildings.

The scale and massing of the proposed property has been based on the surrounding homes and positioned to maintain the relationship and aspect to neighbouring properties.

We therefore deem the scale of the proposal to be appropriate in its context because the design encompasses a similar size and form of the surrounding properties.

The project will consist of the demolition of the current dwelling and replacement with one larger family residence with associated parking to the front of the property and amenity space to the rear.

### **Landscaping:**

Within the site there is a very large garden area to the rear of the property and a smaller garden and driveway to the front, albeit much larger than average. Very little alterations are proposed externally in terms of landscaping other than the new driveway, ramp to the basement and patio area. The proposal is to retain and enhance the existing, with the existing access points to be retained.

### **Appearance:**

The site is set amongst a varied mix of stone, brick and rendered dwellings found in different forms along the length of Wigton Lane.

The appearance of the new building has been designed to take into account and reflect elements of the local vernacular, but also to encompass a more modern feel and reflects the newer contemporary buildings within wider the area, whilst retaining traditional materials. The use of stonework, render and slate roofing tie into the local plans and adjacent properties that are common within the area. The design also relies on traditional residential elements of design such as hipped and pitched roofs, stone heads, sills and window surrounds, with strong gables.

The roofing is proposed to be a slate roof, with the walls being dressed Ashlar feature stone, pitched face stone and a through coloured render finished.

The windows and doors are proposed to be aluminium framed double glazed units, providing the occupants with excellent levels of security, insulation and aesthetic appearance.

With crime prevention in mind, security lighting will also be provided in the garden areas and to illuminate the driveway/parking as vehicles and people approach.

The image below indicates the appearance as discussed above:



**Inclusive Access:**

The site encompasses level or ramped access for all, large staircases and a lift within the property.

**Vehicular Access and other links:**

Vehicular access to the properties is from Wigton Lane and the development uses the existing access positions. Pedestrian access is also as existing off Wigton Lane. It should be noted there is no restriction in the area for on street parking, and the vehicular site lines for highway access in and out of the property are good.

All access to the site will be relatively unaltered and therefore remain compliant with Building Regulations and Highway policies.

The property is within reach of local/major road networks via the A61 which leads to the inner ring road that links directly to other transport road networks, such as the M62 and M1 as well as the rail network in Leeds city centre.

The image below shows the site within its local surroundings:





The image below shows the site in its regional locale:

