

Proposed residential development for 7 single storey dwellings

Off Rotherham Road Great Houghton

DRAFT DESIGN & ACCESS STATEMENT

1.0 Site and Location

The application site sits to the south of Rotherham Road Great Houghton and is approximately 2620 square metres in size.

Two storey dwellings exist to the west of the site with a single storey dwelling immediately adjacent the eastern boundary to the south is a recreation area.

The site is enclosed by a mixture of walls and fences to all boundaries with a footpath along the site frontage and along the western boundary.

1.10 Existing Land Use

The site is currently vacant following demolition of the former Sandhill Primary School.

1.20 Topography

The application site rises gently from east to west with levels within the site commensurate with those surrounding the boundaries.

1.30 Movement and Circulation

The existing vehicular access sits on the northern boundary from Rotherham Road.

2.10 Evaluation

Following assessment of the site and its surroundings a number of constraints and opportunities associated with the proposed development have been identified. The constraints and opportunities have been used to inform the design proposals for the site.

The key constraints are considered to be;

- Proximity and relationship with existing properties around the site.
- Access position from Rotherham Road to provide the required access visibility.

The main opportunities are considered to be;

- Opportunity to provide a high quality residential development to enhance the character of Rotherham Road.

- Development will widen the choice, size, type and availability of new dwellings within Great Houghton.
- Opportunity to develop a brownfield site.

2.20 Vision

The vision for the site is to complete a high quality residential development which respects the character of Great Houghton and fully integrates with the existing dwellings by the site.

This will deliver a contemporary yet sympathetic design solution for the site which draws on the positive characteristics of the existing buildings on Rotherham Road and the surrounding area.

2.30 Amount and Use

The development proposal provides a mix of dwelling types and designs across the 7 properties proposed with 4 number 3 bedroom and 3 number 2 bedroom bungalows proposed.

The proposal equates to a density of 26 dwellings / Ha. which is significantly lower than the existing density within Great Houghton.

A minimum of 200% car parking is provided to all dwellings – 14 spaces in total are provided to the seven dwellings. It is considered that the car parking provision reflects the sustainable nature of the site, will ensure there is no on street car parking to the site frontage and encourage walking and the use of public transport which is available immediately outside the site.

2.40 Layout Scale and Appearance

The proposed site layout has been determined by the size and shape of the site, consideration of the site's constraints and opportunities and to ensure there is no detrimental impact on the amenity of existing dwellings by the site.

Plots 1, 2 and 7 are single storey and front Rotherham Road on a build line commensurate with that existing, plot 7 is designed with habitable elevations facing east / south with a secondary front elevation to the north to ensure the dwelling provides an attractive entrance to the site. Direct pedestrian access from Rotherham Road is provided to these plots, the development will provide an attractive street scene to the existing road.

Plots 3-6 are single storey with habitable windows to these dwellings face north / south to limit any impact on surrounding dwellings.

The new dwellings have been designed to incorporate the positive details of existing housing by the site which will include vertical window proportions, art-stone stone head and cill details and strong roof pitches under a grey tile. It is proposed to use artificial stone as

the main facing material to all plots to ensure the bungalows sit comfortably alongside the existing properties.

2.50 Access

A bin standing area is provided by the access to the site for the temporary standing of bins on collection day to ensure a bin lorry does not need to enter the site. The proposed access is located to provide adequate visibility to Rotherham Road, within the site a private drive is provided to for vehicular and pedestrian access to the bungalows. A turning area within the site is identified for the turning of cars to ensure they can enter and leave safely.

A highway / access statement is submitted separately to cover this element in more detail.