

Design & Access Statement

Hawthorne House Site

Access

Access to the site is currently available off New Row Lane via a wide field gate and also a pedestrian route at Hawthorne House.

The proposal envisages the closure of the field gate. The proposed development will be serviced from a new access point to optimise visibility splays on what is a little used road. All proposed properties will have double garages and drives and all exits from the site will be in forward gear.

Layout

Hawthorne House will be provided with space for expansion and parking area. All proposed properties will utilise a new access road to the western boundary to minimise visual impact to New Row Lane. The road will follow the existing land contours.

The proposed plots 2, 3 & 4 will sit low in the site contours and the buildings sited to minimise visual contact with the 2 existing properties to New Row Lane

Design

The proposal is for 5/6 bed units in natural stone. The buildings are orientated to avoid any direct overlooking of neighbouring properties. All have generous open plots in line with their proposed status.

Green Belt Planning Issues.

The whole of the Conservation Area to New Row Lane is currently designated as Green Belt but is well developed with existing houses and extensive barn conversions. The boundary is tightly drawn around the western boundary and defines the domestic curtilage which has always existed. No agricultural animals have ever been reared on site. Hawthorne House will have to be upgraded and a new access road will be needed as currently only a pedestrian access is available to the property which is 19 Century in amenity levels.

The site is appropriate to the new aspirations of the Council for high quality development and the Council recognises the contribution that current Green Belt will be required to make to deliver the policy which will be needed for future prosperity.

The site will be landscaped to the edges to improve the amenity of the whole area.