Design & Access Statement
Site at Brierley Road, Shafton

1. Principle of Development

   The proposal is to combine two existing developed sites into one site for residential use. The opportunity will be taken to bring about major improvements to the exposed corner site on the major road through Shafton, to produce a high quality architectural solution to the corner site and to rationalise vehicular and pedestrian access to the area.

2. Access

   The current site has several road access points onto Brierley Road and Tollgate Close. It is proposed that only one access point will be made from Brierley Road. Good sight lines are achieved in both directions, it is clear of other access points on to Brierley Road and gives adequate stacking room to the traffic light controlled junction with Tollgate Close.

3. Design

   Both existing buildings will be demolished and replaced by town houses across the frontage. In the draft proposal (the application is in outline) two modest detached units have also been included. All parking is to the rear with adequate maneuvering space for service vehicles. The layouts ultimately will be subject to detailed agreements if approved at outline.

4. Scale of Development

   The buildings will be concentrated to the frontage of the site consistent with surrounding terraces and semi detached properties to Brierley Road. The floor areas attributable to the existing site of No 2 Brierley Road will conform to the policy GS8E in that an expanded No 2 in line with the policy will create similar overall residential space (B) It also delivers the objectives in (C) in an attractive solution discussed at the pre application stage. This would not be possible if the existing house was the basis of new development. The retail building and curtilage comprises of an open and barren space with a poor quality building at the road junction. This will be replaced by new attractive domestic accommodation in a curving terraced form.

5. Materials

It is envisaged that the houses will be constructed in brickwork with tiled roofs, simple fenestration and with tarmac access to the entrance with elements of brick paving to parking and service areas.

6. Summary

Although a proportion of one part of the smaller site is historically Green Belt the proposal is consistent with policies GS8A and GS8E and will not adversely affect Green Belt to the south and west. The bulk of the site including part of the site of No 2 Brierley Road is not included in Green Belt and indeed is separated by high walls and access tracks. The Council supported the view at pre application discussions that the overall scheme will have major benefits to the area in traffic and environmental terms and not in any way affect the openness of the Green Belt surrounding the site on two sides.

Both owners of the land have combined their interests to achieve a development which will maximize the economic benefits to Shafton in the current financial climate and provide a long term solution to the benefit of the residential amenity of the area.