NOTE:—
COPY OF DESIGN & ACCESS STATEMENT ACCEPTED, WITH ORIGINAL APPLICATION

27/84

WESTWOOD KNOWLES DESIGN LTD

DESIGN & ACCESS STATEMENT IN
CONNECTION WITH APPLICATION FOR
2NO. DETACHED HOUSES AT WOMBWELL HALL, PARK STREET, WOMBWELL.

GENERAL COMMENTS

The application is in respect of the construction of 2no. detached houses within the boundaries of the existing dwelling known as Wombwell Hall, currently owned by the applicant.
The existing dwelling has the benefit of a substantial plot which can easily accommodate a further 2no. dwellings. To the North-East of the application site is a recently completed development of detached housing of a similar size and nature to that of the proposed .
The site is to all intents a level plot and therefore the proposed houses will not be significantly greater in height or setting than the recently approved and constructed development.
Part of the site at present contains numerous trees and shrubs together with well established trees to the Southern boundary which in effect "cloak" the proposals from the highway to the south which although at a "raised level" from the application site is well shielded by the existing trees along the boundary which are to remain.

DESIGN & ACCESS DETAILS

The proposed dwellings are similar in nature and provide 4-bed accommodation to 2 storey houses.
Whilst a single integral garage has been shown to each dwelling, there is sufficient space to allow additional parking together with turning spaces which still allow more than sufficient amenity space to each dwelling.
The houses are gabled and incorporate semi-hipped roofs to reflect the development to the South and are natural stone externally together with interlocking tiled roofs and UPVC windows and doors to again match the adjoining development.
Samples of the proposed materials will be submitted for approval prior to commencement and we expect the Planning Approval to contain a condition to reflect this.
The stone is suggested as being random laid, but consideration would be given to coursed stone if required by the Authority.
Access to each dwelling will be from the existing roadway of Park Hollow which is sufficient to accommodate a further 2no. dwellings and no access is intended from the main highway.
It is intended to incorporate a detached garage block including 2no. detached single storey garages which will provide sufficient parking arrangements for each plot.
The garage will be constructed in stone to the front elevations together with rendered side and rear elevations and roof tiles to match those on the dwellings.
A tree survey and tree protection programme was commissioned by Weddle Landscape Design and copies are included within the application documents.
It will be seen that in order to achieve the development of Plot 2, 3no. trees will be required to be removed together with certain shrubs which have no visual or intrinsic value to the site.
One of the trees (T29) has noticeable stem damage and is required to be removed anyway.
However, a site inspection will confirm that the removal of the existing trees has no detrimental effect whatsoever on the plot as a whole, since there remains a further 16no. trees present which are unaffected and which still "cloak" the development from all surrounding views.

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Furthermore, it can be seen that whilst there are numerous trees along the Southern boundary, there is at present a "gap" within these trees, and in view of the necessary removal of the 3no. trees to Plot 2, the applicant would be willing to an approval conditional to the planting of substantial trees to this "area" to reduce the existing break in the tree line.

Type, size and species of the new trees can be agreed with the Planning Department during the planning process and we feel that the planting of new trees would serve to enhance the overall site and the gain of this new planting would more than compensate for the removal of existing trees.

Pre-Application discussions have taken place with the Planning Department who have confirmed that the site is designated for residential and that in principle development in this area would not be detrimental to the local amenity or existing dwellings.

Further lengthy discussions have also taken place to discuss and agree the positions and orientation of the dwellings together with their agreed siting in order to comply with the requirements of minimum distances required from the existing trees.

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FEBRUARY 2009.