PRIORY GARDENS
LUND LANE
LUNDWOOD

DESIGN AND ACCESS STATEMENT

1 In May 2006, the Government introduced changes to the planning application process in order to improve development quality. As a result, planning applications now require the inclusion of a 'Design and Access Statement', the nature and level of which should reflect the type of development and the complex issues that arise from the application. The information so required is set out below and has been prepared in accordance with advice contained in the guidance document produced by CABE – *Commission for Architecture and the Built Environment.*

2 Response to context
For some time the Government has been encouraging sustainable policies to make better use of land for housing. Two major strands are re-using land that has previously been developed – the so-called "brownfield" sites and increasing the density of dwellings at development sites. The proposal is to construct a terrace of 10 town houses and two pairs of semi-detached houses, with integral garages, on a site that presently contains a single, detached small bungalow.

3 Amount
The proposed dwellings will be on two storeys with an accessible roof space providing potential for a studio of additional bedroom. The living accommodation will be on the ground floor and three upper floor bedrooms. This will provide family-size dwellings in a safe and quiet location away from the main highway in a busy residential area.

4 Use
The development comprises 14 dwellings to be used for residential purpose in keeping with the residential nature of the village. The proposal will bring into beneficial use a plot of land that is currently underused by the presence of a single dwelling.

5 Layout
The propose dwellings are to be constructed off a new cul-de-sac off Lund Lane. The terrace of town houses will have the rear elevation facing Lund Lane and the two pairs of semi-detached houses will face the terrace from the opposite side of the new road. The dwellings will have space for gardens both to the front and rear.

6 Scale

The semi-detached houses will be approximately 7m wide x 11m deep (maximum) and 7.5m in height. The town houses in the terrace will be approximately 6m wide x 9m deep and 6.75m high.

7 Appearance

In keeping with the majority of houses in the area the proposed houses will be constructed using brick external walls. The pitched roof will comprise artificial stone slates in diminishing courses with matching ridges.

8 Landscaping

Following construction of the houses, the site will be levelled and the gardens will be landscaped by planting suitable trees and shrubs, creating lawns and planting flower beds. Particular attention will be given to increase the density of planting along the Lund lane frontage. This will comprise climax species such as Oak and Ash with a shrub understorey, the purpose of which is to both reduce and raise the height of the air flow into the site.

9 Access

The site is located off Lund Lane which presently serves other private dwellings, a vehicle dismantling yard, sewage works and access to agricultural land. Access to the development will be from a new cul-de-sac constructed to adoptable standards. Each house will have a driveway from the new road which will also accommodate pedestrian movements to and from the house.

The main entrance to the house will be at ground level with no impediment, such as steps, that may hinder disabled access. There will also be an internal ground floor w.c. that will be large enough to accommodate disabled users.

The road and driveways will incorporate sustainable drainage techniques.