Leapings View

Design & Access Statement

Access

Access is taken off Thurlstone Road up Rockside Road where the road forks to the left (Bank House Lane) but continues to the proposed development down Leapings Lane. Leapings Lane is a surfaced adopted highway which gives direct access to the site.

The lane above the site currently services only 3 domestic units. The lane carries no measurable extraneous traffic.

Leapings Lane has unobstructed sight lines and from the junction with Bank House Lane is only 120 metres to the site entrance.

The Lane currently services residential accommodation within the site and also unrestricted movements of commercial trucks and trailers under a current Goods Vehicle Operator's License.

The Proposal

The proposal is to abandon all commercial operations on site and clear the land with new landscaping for just four residences in total with generous, mainly riverside, plots.

Existing housing will be replaced with much higher quality units in keeping with the high value houses adjacent.

Design

The houses will be generous family homes, modern in layout and design with contemporary details and with high quality stone and glass envelopes. There is opportunity on the site to incorporate green technology within the design and this issue will be developed at detailed stages.

Landscaping

The site will benefit from new landscaping particularly to the boundaries. The owner will cooperate with the Council to introduce new indigenous tree species on site to green the area and produce a high quality landscape in keeping with the quality of the immediate surrounding property.

Removal of the commercial structures on site will be a major factor of the environmental improvement.

MAC 8/15