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Design Statement

1 INTRODUCTION

The Applicant recognises the importance of good design whilst taking a sympathetic approach to the density of the scheme within its surrounding environment.

The Applicant feels that this development can make a positive contribution to the localised area enhancing the local environment thus increasing slightly the local housing values.

The scheme will provide a good cross section of housing to the area, which includes a mixture of 2 storey 2 bedroom houses, 2 storey 3 bedroom houses and 2½ storey 3 bedroom houses, all with private off road parking and front and rear private gardens. Added to this a good area of public open space, this scheme would provide an excellent edition to the area of Lundwood.

Design Statement



2 SITE LOCATION

The site is situated off Lund Lane, off the main Pontefract Road, behind a row of local shops and surrounded by predominantly council and ex-council style homes.

The site was previously occupied by 18 council houses, which have already been demolished leaving the site an open, over grown waste land.

The remaining surrounding properties consist of majority council and ex-council style properties. There are small pockets of privately owned homes and Britannia Homes and Fairclough Homes (now Miller Homes) have previously built within the area.

Following initial correspondence with the local Planning Department it was advised that this particular area has been ear marked for residential development.

Design Statement



3 AMOUNT

Under initial conceptual design and with guidance from the appropriate Local Authorities it was decided that twenty four detached properties would be the optimum number of dwelling to be built on this site, allowing for front and rear gardens of generous proportion by modern day standards and so not as to over develop the site, based on the site area.

Design Statement



4 LAYOUT

The proposed properties have been arranged, with informal advice from the local authority planning office and urban designer, so they do not cause any form of visual impediment to the existing properties in their locality, whilst maintaining a sense of privacy to each proposed property and its surroundings.

Also as advised by the Planning Officer, a percentage of the site would be required to be open useable public space.

Therefore the layout incorporates a large area of open garden space and areas of seating and planting, as well as a new through way to Friar's Road, located at the North of the site, for residents members of the public to enjoy.

The road layout also provides adequate space for cars to pass and more than adequate space for refuse and fire appliance vehicles to access the site, turn and leave the site, with minimal maneuvering required.

Design Statement

5 SCALE

During initial feasibility studies, and along with consultation from the Planning Authority, and a reputable local Estate Agent, it was decided the properties on the site should be a mixture of 2 storey 2 bedroom starter homes, 2 storey 3 bedroom and 2½ storey 3 bedroom family homes.

It was decided that these house types would be best suited to the area, in terms of similar surrounding houses and the need for the local area.



Design Statement

6 APPEARANCE

A sympathetic approach was taken during the design of the properties to ensure they are in keeping with surrounding dwellings as regards materials, and architectural detailing such as eaves overhangs.

The choice of materials was made to complement the surrounding area. The majority of the brick work is to be red brick;

Hanson – Derwentdale – multi – dragfaced.

For the window heads and the decorative banding to the gable ends a blue brick was chosen for good contrast;

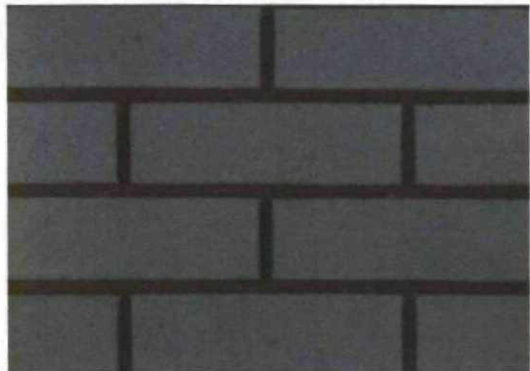
Hanson – Blue Smooth – smooth

The roof tiles selected are;

Marley – Modern interlocking concrete tiles – Smooth Grey.

All windows, doors, and fascias boards are to be white uPVC.

All rainwater goods are to be black uPVC.



Design Statement

7 ACCESS

Vehicular

There is currently access to the site from Lund Lane, off the main Pontefract Road. This access would be removed and a new wider access with larger radius turnings would be provided.

The road in the site would be to a Highways adoptable standard with adequate turning radii for a road of this type and with ample turning within the site for refuse amenity vehicles and fire appliances.

Each property would have a drop kerb access to a private drive more than adequately sized to take a large family car and allow access around the vehicle once parked.

Inclusive Access

A footpath would be provided linking to the main footpath on Lund Lane, the entire road would be bounded by a footpath again to highways standard with half battered kerbs (drop kerbs at drive entrances) to ensure pedestrians have safe access all the way around the site.

The addition of a footpath linking through to Friar's Road would also provide safe access.

The access to each property would be level so as not to cause any risk of tripping.