PROPOSED RESIDENTIAL DEVELOPMENT ON LAND TO THE REAR OF THE CROSS SNECKYEAT ROAD WHITEHAVEN

DESIGN AND ACCESS STATEMENT

DesignStatement

AMOUNT OF DEVELOPMENT

Two detached dwellings are proposed in the field behind The Cross. This land is within the town boundary and as such is suitable for development purposes.It is set amongst a group of buildings, and close to a former Coach House located within this land which recently has obtained full planning approval for a change of use in to a dwelling.It is also close to a development for a new dwelling on the site of a former Nursery Garden, which has also received planning approval.

LAYOUT

As indicated on the attached plan. Two detached plots served by an access driveway.The plots do not overlook each other and each have private amenity areas adequate for dwellings of this size.
They will not conflict with either the Coach House adjoining or the Cross and its neighbours.

SCALE

It is proposed that the dwellings be of two storey in nature, but we would reserve full details of this item, if approval is granted, to be agreed at a Full Planning submission stage.

LANDSCAPING

An important part of any future submission and the hard and soft landscaping would be designed to enhance and protect the amenities of the site and the area, and agreed at a Full planning submission stage.

APPEARANCE

Great care would be taken to ensure at a Full planning submission stage that the design of the dwellings including the external build form, including their colour, materials and decoration, all of which are important and will determine the visual impression they make on the site and adjoining area.

Access Statement

Access to the site is via the unadopted lane used by others to access the adjoining dwellings. Emergency vehicles will be able to access the site to the front of both proposed dwellings. Both dwellings will comply fully with Part M of the current Building Regulations (Disabled Access to and through dwellings).