

Design & Access Statement

PROPOSAL: Residential Development

LOCATION: Eureka Lodge, Newhall Road, Swadlincote DE11 0BA

PLANNING REFERENCE 9/2016/0094

Application

- 1.1 This design and access statement is to accompany the outline planning application ref 9/2016/0094. The details submitted cover access, layout and scale. A site plan is included and indicative layouts for the type of dwelling proposed. The application includes the demolition of the existing building on the site and the reasons for this are covered in the Heritage Statement.

The Site



- 2.1 The site is located in the centre of residential development and extends to 1.7 acres. There is a large house on the site which is now in poor condition and will be demolished, the formal gardens to the house have been unattended for a

number of years. A tree report is included in the application and covers the works required to the mature trees on the site.

The Scheme

- 3.1 The proposal is for the creation of thirteen single storey dwellings each with a private rear garden and two parking spaces. The adopted road forms a cul-de-sac with access to the drives and turning area. The road is overlooked by the bungalows providing a safe and secure environment for residents. The design will ensure that the development has a neighbourhood feeling and the layout will deter casual visits from non-residents.
- 3.2 The scheme makes full use of the site with a density appropriate to the area.

Trees

- 4.1 A tree report is submitted with the application. This has been assessed at pre-application stage and the response is reproduced below.

- 4.2 *From: Baker, Ruth (Economy, Transport & Environment)*
Sent: 18 January 2016
To: Arbon Sarah
Subject: RE: Arboricultural Impact Eureka Lodge, Midway, Swadlincote

The new layout and updated arboricultural impact assessment are a great improvement on the previous scheme in terms of tree retention/protection. There are still issues with shading to plots 7 to 9 however, the open nature of the retained pine trees and the increased amenity space available in this layout help to mitigate shade impacts to a reasonable level.

Trees 1 and 2 have been identified for specialist tree protection associated with the new access road and car parking. The impact assessment has provided good advice as to the techniques and materials to be used. The next stage would be to provide a detailed specification within an Arboricultural Method Statement (AMS) for the wider site development.

The AMS will need to address all phases of development including demolition of Eureka Lodge to minimise risks, to retained trees. Protected species might also be a factor if there are birds or bats present within the building or wider site - if this is the case a combined Tree and Ecology method statement might provide a more comprehensive reference for the developer and site staff. The nature of this development means a phased approach will be necessary with site supervision by the project arboriculturist/ecologist at key stages. The details of this should be provided in a detailed AMS as part of the application or planning conditions.

As with the previous application on this site, a landscaping scheme including replacement tree planting should be requested prior to work commencing by planning condition. It would be good to incorporate amenity and biodiversity enhancement into the landscaping scheme to provide a positive contribution.

- 4.3 Our arboriculturalist would address the outstanding issues at reserved matters stage.

Use

- 5.1 The land is currently unused and the house have been empty for a number of years but the domestic planning class use is still in place and this will be retained.

Amount

- 6.1 The development will be for thirteen single storey dwellings with private gardens and parking. The indicative layouts of the bungalows shows floor areas of 66.7m² and 77.8m².

Layout

- 7.1 Although access is available from Newhall Road, it was decided to limit all traffic to come from Shelley Road with an adoptable road creating a cul-de-sac with full sized turning head. All the new dwellings are served by this road and there will be no pedestrian access through the site to Newhall Road. There is a public footpath to the east of the site giving pedestrian access between Shelley Road and Newhall Road. The boundary trees will be retained where practical in accordance with the tree report.

Scale

- 8.1 To restrict the impact of overlooking and overbearing within the site and at site boundaries all properties will be single storey.

Access

- 9.1 The principal access was along a private drive from Newhall Road. This access will no longer be used as it runs directly in front of three bungalows. The access will be taken through the more modern housing estate along adopted roads into the site. A new adopted highway will be created to give access to all the new dwellings with a turning head to allow all vehicles to enter and leave the cul-de-sac in forward gear. Access to each plot is from the adopted road. Each bungalow has a drive suitable for parking two cars.
- 9.2 The location is considered to be highly sustainable with good access to public transport links as well as local facilities such as supermarkets, Post Office and other general retail.
- 9.3 Access from the drive and parking areas into the house will be in accordance with the current building regulations.