

Design & Access Statement

Site Address:

Land to the rear off Court Street, Woodville, DE11 7JJ

Description

The erection of 14no dwellings, associated garaging, and internal roadways



Background

The accompanying Design & Access Statement has been prepared in support of a revised planning application for the erection of 14 dwellings on land to the rear of 33-59, Court Street, Woodville.

Site Context.

The application site lies off Court Street directly behind the properties on the northern side of the street. Access is gained to the site through a gap between No.s. 43 and 49. Court Street. The site is an area of approximately 3800sqm. The site is slightly elevated above the properties on Court Street.

To the north of the site is a strip of open land with a hedged boundary and public open space beyond, to the east and west the land is currently open private land.

The properties on Court Street, are traditional brick and tile built properties early 20th century all properties with the exception of no 43 are two storey dwellings, no 43 being a bungalow.

Site History

A check on Planning application history for the site revealed the following;

9/2013/0715 - Reserved matters Outline planning application ref 9/2007/0823 for erection of 14 dwellings. - Approved

9/2017/0062 - Planning application for the erection of nine dwellings - Undecided

Proposal

The revised planning application details the erection of 14 dwellings on the land following discussions and meetings with the LPA Principal Area Planning Officer it was agreed a scheme for increased numbers be substituted for the current scheme (9/2017/0062) for 9 dwellings.



In considering the revised layout the Planning Officer requested the layout of the site be re-orientated so the principal frontages engaged with the public open space to the north of the site and increase the numbers to maximise the site. Following further discussions a revised scheme was prepared and forms the basis of the application.

Layout & Access

The layout of the site is dictated by the point of access sitting centrally with in the site, the new roadway extends to the northern boundary forming a “hammerhead” turning area which serves the east and west of the site. Private drives extend off the turning head with the majority of houses served of these drives having their principle elevations facing towards the public open space.

Amount

The layout details 14 dwellings and allows for a mixture of houses on site from two bedroom town houses to a four bed detached property.

Car parking provision of two spaces for 2 & 3 bed properties and 3 spaces for 4bed properties has been achieved.

Appearance

The style and scale of the proposed dwellings has been designed to reflect the predominant traditional brick/tile character of the surrounding area. A red brick would be proposed with grey concrete tile. Complimentary detailing would be sympathetic to the area.

Landscape

Landscaping of the site would be an integral part of the scheme with ample tree planting proposed together with areas of low level planting, boundary treatments would be a mixture of brick and timber fencing with a metal estate fence proposed to bound the northern boundary. Different surface materials would be used to differentiate roads, drives and pathways. The materials would also serve the drainage strategy to prevent flooding.

Accessibility

The site falls within the urban area of Swadlincote and is well served by public transport, there are two main bus routes with bus stops within 250metres of the site. There are also local shops and facilities within easy walking distance of the site. The main town of Swadlincote is within 1km of the site, with main towns of Ashby de la Zouch within 5km and Burton on Trent within 8km.



