

Design and Access Statement:

Proposal for the construction of two dwellings

To the site of the former 150 Hollins Lane, Hollins.



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Introduction:

The site previously accommodated a large detached property, 150 Hollins Lane, which our clients lived at between 1997 and 2015. They subsequently constructed a detached property, No.148 Hollins Lane, immediately adjacent, moving into this property on its completion during 2015.

The original house was then subsequently demolished to allow for a proposed development of a single replacement dwelling under planning application ref: 58681. This application was subsequent to a previous application, application ref: 55966.

The works commenced with the demolition of the house and the excavation of the basement, however the works then stalled and the site has been left vacant since this time.

Our clients have now reconsidered their requirements and now wish to construct two dwellings to accommodate members of their immediate family.

We would highlight this is not a commercially led development.

Existing Site:

The existing site is now a relatively level, open area which has recently been reinstated with the back-filling of the basement excavation.



View of site to west prior to backfilling of basement excavation.

The site is bounded to the south with the existing driveway to No 148 and then by Hollins Lane which is approximately 1.2m below the general site level. The remaining three boundaries are bounded by the gardens of adjoining properties. There is a large single storey outbuilding to the northern boundary which will be retained and divided equally between the two new properties.

Pre-Application Process:

We have been involved with the site for a number of years, having received previous consents on the site and as a result we have not sought pre-application advice for this application.

Scale of Development:

The proposal seeks to create two family scaled homes which, will not only provide for their needs, but also for their wider family and occasional visitors.



Preliminary image of front elevations

The proposed dwellings will be two-storey in height and provide ample space for the associated amenity space and off-street parking areas.

Due to its off-street position and setting in mature trees, the properties will be secluded and private.

The proposed is limited infill within a well-established residential area and does not seek to over-develop the site. It provides ample space for vehicular access, on-site vehicular manoeuvring and for amenity space without impacting on the neighbouring properties.

Overall, the scale and massing of the building was informed by the surrounding properties and as such is domestic in scale.

Access:

The site benefits from an existing gated vehicular access points from Hollins Lane and this will be retained for shared use between by the proposed development and No.148. This access provides adequate visibility splays onto the main road without requiring any alterations to the adjacent dry-stone walls or any street furniture.

This entrance point will also provide pedestrian access to the site combined with ample room for a refuse bin collection point.

We are proposing a total of 8no. car parking spaces to be used by the development. The adjoining No.148 will retain space for a total of 3no. vehicles together with a detached double garage.

A major element of the brief is to provide easily accessible living accommodation. The ground floor layout provides a covered, level access entry with an open-plan arrangement through the living accommodation. Both the internal corridor widths and the proposed staircases will be suitable for ambulant disabled persons.

Appearance:

We would suggest that there is no predominant architectural style to the immediate site area, although there is a predominance of large detached properties of both the post-war and more contemporary periods.

Our client has requested that the materials palette reflects that of their existing house which includes ashlar faced natural stone and render for the external walls, blue slate for the roof with anodised aluminium window frames.

Our approach, without any particular significant precedents, has been to provide an architecturally quiet but



contemporary approach.

Preliminary image of proposal

Plot Strategy:

During the initial design phase a number of options were considered for the positioning of the properties including an option for positioning each property on a north-south axis. It was felt however that this option would overlook the properties to Church Meadow.

One of the main client requirements was to take advantage of the views to the west and as result the houses have been placed on an east-west axis. This not only allows the views out to the west but also allows us to position the main long elevation to face south, to take best advantage of the natural light but also for the potential of solar gain.

The window openings to the northern elevation, facing Church Meadow are limited to being either secondary windows or windows to non-habitable rooms reducing the potential for overlooking. Aspect distances have been considered and adhered to.

Landscaping:

The site benefits from a number of mature trees to the site boundaries and it is intend that this is enhanced by the planting of a number of additional native tree species. Please refer to Mulberry Tree Management Consultants scheme proposals.



Preliminary overall view of site

The remaining site area will be utilised as domestic gardens.

Conclusion:

The site has remained vacant for a number of years whilst benefiting from a current approval for the construction of a large detached property. It is now proposed to replace this proposal with the construction of two properties of a reduced scale for the use of our client's immediate family.

Whilst the properties will be generous in the level of accommodation they provide they will also have ample amenity and car parking space.

Overall, we believe this development will have a positive impact on the immediate currently vacant and underutilised site without having any perceived detrimental impact on the neighbouring properties.