

DESIGN AND ACCESS STATEMENT

FOR

10 Hammond Drive, Read

Driveway amendments to satisfy condition 7 on planning.

Planning Ref: 3/2017/1183

Job No. 5491

Version 1



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr Trevor Ashworth, as part of a planning application to erect differing means of enclosure within the curtilage, as detailed in condition 7, Planning Ref: 3/2017/1183.

On land adjacent to 8 Hammond Drive which has now Formed No. 10 Hammond Drive, Read. This document is to be read in conjunction with all other submitted documents.

This Design and Access Statement is to be read in conjunction with planning drawing No:

- 5491-P06

2.0 THE SITE

The site is located in Read, Lancashire and forms part of a rectangular plot of approximately 0.36 hectares, associated with Swiss Cottage, 8 Hammond Drive.

The settlement is served by local convenience facilities, amenities and direct transport links to neighbouring villages and towns.

3.0 PLANNING HISTORY

Full planning consent was granted in February 2015, application No. 3/2014/0751 for the erection of a single detached dwelling to the curtilage of Swiss Cottage.

In addition, full planning consent was granted in October 2013, application No. 3/2013/0513 for the erection of 2no. detached dwelling to the curtilage of Swiss Cottage.

4.0 DESIGN

The proposals submitted in this application include small alterations to the previously approved application. In agreeance with the owner of No. 8, a small part of the driveway had been extended to form a new boundary which allows for much easier vehicular access to the property. A car turntable has also been implemented which will enable cars to easily exit the property in a forward gear.

5.0 APPEARANCE

The design of the boundary treatments has taken reference from the appearances of the other plots nearby. The materials used will consist of predominately the same natural stone used for the existing dwelling. Other materials will consist of render and weathered brick pillars, with wrought iron balustrades, treated timber deck planters and oak stained gate and fencing.

6.0 ACCESS

The access will continue to be made from Hammond Drive, which currently serves as the access point for Swiss Cottage. The amendments will allow for several off-street parking areas and the implementation of the car turntable will make egress from the property uncomplicated.

7.0 CONCLUSION

In summary, the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and the surrounding area. Small alterations have been made to the previously approved application to maximise the potential of the site. The boundary treatments will provide an appealing and quality aesthetic whilst using traditional materials to respect and ensure it is in keeping and harmony with surrounding properties.

The boundary treatments are consistent in appearance, size and scale with neighbouring buildings and sympathetic to the adjoining units, causing no undue harm.



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