

DESIGN AND ACCESS STATEMENT FOR OUTLINE PLANNING FOR HOUSING DEVELOPMENT AT FIELD 416167 465717 OLD CHURCH LANE PATELEY BRIDGE.

The DAS should cover both design and access in one statement and must address the following issues.

USE

The proposal is for the re development of the land for housing providing 4 bedroom housing.

AMOUNT.

The project is to provide 4 bedroom houses

HISTORIC ENVIRONMENT.

There is no specific important historical significance to the building other than it being a church meeting hall for the Christian Science Society.

LAYOUT.

The design concept is to provide much needed housing to the area with a traditional design concept in mind . The existing site access is to be used and this has influenced the site arrangement and taking into account the existing tree on the site this has allowed for a generous courtyard arrangement for parking and garages.

SCALE.

The scale of the development has been considered allowing for good accommodation with good sized gardens ,parking,visitor parking etc without the need to form individual drive entrances off old church lane.

The houses have been designed to reflect traditional houses in Pateley Bridge with the use of traditional materials and kept low in height.

APPEARANCE.

The general appearance of the buildings have been designed to reflect those in the locality with the use of traditional materials . The materials used will be local stone under a slate roof along with stained timber windows.

18 NOV 2015

Stone water tables and kneelers along with chimney stacks are shown to the dwellings along the old church lane frontage, although the drawings submitted are for outline planning only at this stage.

#### ACCESS.

The access to the development has been considered by making use of the existing site access leading to springfield barn which is to altered to improve the sight lines from this access.

This arrangement also avoids the need to form new individual drive access points onto old church lane to the benefit of the local community.