

DESIGN AND ACCESS STATEMENT

Land adjacent to 101, Woodhouse Road, Whitehaven

INTRODUCTION

The site fronts Woodhouse Road, Whitehaven and is currently a raised area of land, adjoining the existing service yard of the neighboring convenience store and for which there is an existing highway access, adequate to take the new dwellings, as indicated on the OS extract and Block Plans submitted as part of the Planning Application.

PROPOSED SCHEME

The proposal would see the erection of a pair of semi detached dwellings with a floor area of 66sqm and will provide a Lounge, Kitchen and Dining Area on the ground floor level with 2 bedrooms and a bathroom at first floor level, an existing highway access will be used to access the car parking area to the rear of the new dwellings.

DESIGN

The two storey building is to be erected on land to the side of the existing premises using traditional masonry construction with a cement render finish and to have a pitched roof with a concrete tiled roof.

ACCESS

The site frontage is onto Woodhouse Road, an adopted highway with associated footpaths, giving free pedestrian access and egress to the site along the street in both directions.

The site is located close to the main bus route into town and has the benefit of existing on site parking for customers, however the majority of customers are within easy walking distance of the shop.

CONCLUSION

The proposed dwellings will be located on an area of land adjoining the complex, utilizing an existing highway access and proving off road parking in the service yard whilst still retaining ample turning space and service yard area to the premises. The proposed dwellings will have no detrimental visual impact on the area or adjoining properties and the design and massing, reflects the character and appearance of the locality generally by providing a this small compact residential development, which will provide small family accommodation.

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