N.H.D.C.
07 MAR 2018

Design & Access Statement for new Dwellings on land adjacent to The Fox & Hounds PH, Barley.

The proposed development is on land previously part of the car park and scrub land owned by the Fox & Hounds Public House. Consent was granted for two dwellings and, more recently, for one large detached house.

The recent consent provided parking via the pub car park and also reduced the number of parking spaces in the car park because of the need to allow access and to provide adequate turning space. The pub will benefit from more parking spaces and conflict between pub customers and the residents of the new dwellings will be avoided.

The present proposal is to build two high quality three bedroom detached houses which will enhance the street scene and not interfere with the pub car park.

An existing dropped kerb exists off the carriageway into the site and the proposal is to use this as a more satisfactory access. Adequate parking will be on a tarmac area with the four spaces necessary and the facility to turn within the site to ensure no reversing onto the highway. The ramp area has been limited to the the required maximum of 1:10 and the remaining area will be lowered and a 500mm high retaining brick wall provided to the boundary. The cars will effectively be screened from the highway.

Roy Rowe

28 February 2018