



DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DWELLING, WITHINGTON STREET, SUTTON BRIDGE

Sept 2015

This planning application is for 1 dwelling.

This Design Statement has been produced to ensure that a high quality development is produced that follows guidelines laid down in government design advice but perhaps more importantly that the development respects the local context that it will integrate with.

USE AND AMOUNT

This planning application is for 1 dwelling for residential use in a residential area of Sutton Bridge. This is an outline application but we feel the site is ideal for a 3bed detached house.

LAYOUT

The development will be accessed off Withington Street with off road parking in front of the dwelling.

SCALE

The proposed dwelling is 2 storey height.

LANDSCAPING

The site will be soft landscaped to clients requirements and as this is for a single dwelling no such landscaping condition should be enforced. The site perimeter to be bounded by a 1.800m close boarded fence.

Driveway will be blocked paved not only to provide safer access for those with disabilities but also reduce on the long term maintenance thereby maintaining an attractive 'kerb appeal'.

APPEARANCE

The form of the development reflects a more traditional solution rather than a contemporary solution as it is felt that this is the most appropriate form of development given the location of the site, local context and style of development.

ACCESS

The general topography of the site is level and it is not expected that the levels on the site will provide any concerns for disabled access to take place through the principle entrance of the dwelling which will be laid out in accordance with Part M of the building regulations approved documents.

