

DESIGN & ACCESS STATEMENT

**Application for the Erection of a
4 Bedroom Detached Dwelling
At**

**Land Adjacent to
The Croft
30 Main Street
CV9 3NN**

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Prepared by

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Design and Access Statement

1. APPLICATION DETAILS

This statement is to accompany an application for new residential development comprising the erection of a single detached 4 bedroom house along with a detached double garage. The land is currently an original garden area to the side of The Croft 30 Main Street Orton on the Hill

The total site area is approximately 920 square metres in size. The existing dwelling is a traditional mid 20th century style detached three bedroom bungalow. The surrounding dwellings are a mixture of mid to late 20th century 3 bedroom semi -detached houses, mid 20th century ex social housing semi detached houses and later 20th century individual 3 & 4 bedroom detached houses along with a number of earlier detached dwellings.

The proposed development will be on the land at the side of the existing property and a new vehicular existing access is proposed.

Access to the proposed property will be via the existing access which is shared with N.30A.





DESIGN PROCESS

- **Use**

The existing use of the site is that of a garden area to the existing property.

The proposal is to build a new detached 4 bedroom house.

The site is within the urban area of Orton on the Hill and the principle of residential development at the site should be acceptable as it falls within the development area.

- **Amount**

The application site comprises approximately 920 square metres. The proposed dwelling will have a total floor area of approx 116sqm with a plan area of 58sqm

Access to the proposed property will be via a new vehicular access constructed off Main Street.

The proposal is for one 4 bedroom detached house consisting of a ground floor, comprising a kitchen, dining room, wc, & lounge. The first floor comprises 4 bedrooms, 1 with en-suite facilities and a separate family bathroom.

The ground floor is served by the main front door and there is access to the rear garden via doors from the kitchen, dining room & lounge.

