Design and Access Statement

Please complete the design and access considerations below continuing on a separate sheet if necessary, or alternatively provide the design and access statement as a separate document. Please refer to the Planning Application Guidance Notes for assistance with the information required.

DESIGN COMPONENT

Amount of Development proposed:

One dwelling is proposed comprising approx.150 sq.m.floor area, together with a detached garage. The floor space is for private and domestic use.

Layout of the proposal:

The layout of the proposal is clearly shown on the drawing together with the proposed use of every room. The remainder of the site will remain as garden. External lighting will be providedtogether with an alarm system.

Scale and relationship to surroundings:

The building is designed to reflect the style and scale of adjacent properties.

Landscaping; public and private spaces:

Where possible existing hedges, trees and fences are to be retained.

Appearance (architectural treatment and materials):

All elevations are indicated on the drawing.

Appraisal of Context (a summary of how the above elements are influenced by the site's surroundings and characteristics):

The applicant intends to dwell on the premises on completion and the layout and design indicate their requirements.

ACCESS COMPONENT

Equality of Access:

Adequate access to and from Station Road for all.

Access to public transport:

There is a Public Bus Service in Desford, Hourly Mon.-Fri. 6.0am to 9.0pm Weekend 7.0am to 10.0pm.

Access for emergency services:

Access available from Station Road.