

DESIGN & ACCESS STATEMENT

**PROPOSED DWELLINGS
LAND SOUTH OF BONITA
BULLFURLONG LANE, BURBAGE**

ROBERT O'CALLAGHAN ARCHITECTS

1.0 Site and Location

- 1.1 The site covers approximately 0.58 Hectares and is currently a paddock containing existing metal sheds and is bounded by mature hedgerows.
- 1.2 The site is adjoined by other residential dwellings and gardens. The houses are mainly detached, the site is accessed off Bullfurlong Lane
- 1.3 The site adjacent has an existing approval APP/K2420/W/20/3256614 for the erection of five new dwellings ,associated garages and amenity spaces.

2.0 The Proposal

- 2.1 This new application proposes the erection of five new dwellings ,associated garages and amenity spaces

3.0 Design

The proposals in the application seek to provide high quality dwellings which reflect the following issues:

Dwelling will comply with modern standards for energy efficiency and use of a variety of environmentally friendly materials.

The proposal integrates with the character of the surrounding area through the use of sympathetic materials and quality design.

Impact on the site is minimal with the retention of much of the existing boundary fencing.

The accommodation is spacious internally and openings are wide enough to comply with Part M requirements for wheelchair access and circulation.

4.0 Access

The means of access to the site and dwelling will comply with current DDA legislation. The level of accommodation complies with this criteria in terms of facilities provided.

A single point of vehicular access is proposed from Bullfurlong Lane.

There are no additional pedestrian or cycle routes to or from the site.

Level main access to the dwellings is by means of mobility access threshold.

No significant levels will be changed on site so that access will generally be at ground for inclusive access.

5.0 Parking

Off road parking is provided for each unit , number of spaces and space sizes comply with both National and Local Authority Standards. These are indicated on the accompanying drawings.

6.0 Landscaping

Impact on the site is minimal with the retention of much of the existing boundary fencing and trees.

Provision for both hard and soft landscaping is indicated on the accompanying drawings.