

Design & Access Statement

**Replacement Bungalow and Garage at Crosswind Drawell Lane Werrington Staffs Moorlands
ST9 0HA Proposed Timber Porch at the above address.**

1.0 Site Assessment

The site which extends to approximately 579sq.mts. is currently occupied by a bungalow probably built in the early 1920's or thereafter. The bungalow has been empty for some time and has become an eyesore, dilapidated and uninhabitable state, resulting in it being sold off. The site is within an established residential area consisting of various house and bungalows, and the site is serviced by an unmade private road.

2.0 Amount

The proposal is to replace the current bungalow and detached garage with a four bedroom bungalow and detached garage. The new bungalow is to be sited virtually on the same footprint as the existing. The overall size of the new bungalow will be 10.57m wide and 12.37m deep. The garage will be 7 x 7m in size with a height of 5m, and be positioned within the rear corner of the site.

3.0 Scale

The plot which measures 579sq.mts. can generously accommodate the replacement dormer bungalow which has a footprint of 130sq.mts. Its siting and massing will not be detrimental to the adjoining and surrounding properties and sympathetic and traditional design will blend in well with the surrounding properties.

4.0 Layout

The optimum layout provides natural light to all habitable rooms meeting the current design standards, in respect of private space about dwellings and will not cause any overlooking issues.

5.0 Appearance

The bungalow will be of traditional brick and tile construction with lead cladding to the dormers, double glazed plastic or timber windows will be used together with stone heads and cills with blue brick plinth below the d.p.c. forming a very traditional looking property.

6.0 Landscape

There will be a paved area to the front of the property enabling for off road parking with some sporadic planting together with a dwarf wall forming the boundary to Drawell Lane, grassed area to the back with planting.

7.0 Access

The site is accessed by an unmade road known as Drawell Lane.