DESIGN AND ACCESS STATEMENT

PROPOSED DETACHED DWELLING AND GARAGE AT 60 JACK HAYE LANE LIGHT OAKS STOKE-ON-TRENT ST2 7NG

ASSESSMENT AREA:-
The site is situated within a residential area to the north of Jack Haye Lane Light Oaks Stoke-on-Trent.

PHYSICAL ASSESSMENT:-
The layout in the area is at a medium density consisting predominantly of semi-detached and detached houses. The houses have front gardens and generous rear gardens.
Car parking is provided within the plot, generally at a standard above the minimum required for this type of development.
Facing materials are predominantly facing bricks for walls and plain roof tiles.
Boundary walls at the back of the highway are of brick construction The plots adjoining the application site are occupied by detached houses; the character of these houses is summarised as two storeys, brick walls with clay tiles roofs.

DESIGN:-
The proposed dwelling will have an overall width of 7.25m and an overall depth of 10.87m. and meets the guidelines with regard to adjacent properties as set out in the Local Plan for space about dwellings.
The main roof ridge height will be 8.07m from floor level. The property will be built in facing bricks to match the surrounding buildings and the roof will be covered with Plain tiles in a colour to Local Authority approval.
The proposal provides a rear garden area of 73sq.m. generally above the standard required for the size of the proposed.

LANDSCAPING:-
The application drawing planning1 indicates a grassed area to the rear of the property and hardstanding to the front and side. A new brick wall is proposed to the rear boundary with the side boundaries which consist of a mixture of brick walls and timber fencing are to remain.

ACCESS:-
The application drawing indicates the proposed vehicular access to the site with a driveway leading from Jack Haye Lane to a detached garage at the rear of the property.

There will be level access to the front entrance for disabled visitors as required by Part M of the Building Regulations.

CONCLUSION:-
The application is for a full permission and represents the replacement of an existing lawful dwelling. Providing a modern, energy efficient economically viable dwelling on the site of the existing building.
The dwelling will be built of materials to match the surrounding properties and to a higher standard of design.