Design and Access

Statement.

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Contract:- Single dwelling

land adjoining
33 Woodhouse Lane,,
Biddulph,
Staffordshire, ST8 7DR

This Design and Access Statement has been prepared in accordance with Circular 01/06 (DCLG) that a statement to be provided with all new commercial operations.

Design.

Use. It is proposed that the dwelling will adjoining an existing property .
The situation of the site is within a long established neighbourhood means that there is a broad range on community facilities within a 5 min walk. The location of the site close to established community, retail and open space facilities, and within walking distance of the town centre and close to public transport eg. bus routes.

Amount. The building will be 128 sq mts . The size of the building will be 8.35m.x 7.2m this being the main building with a projection at the front of 2.8m x 0.90m .
The proposed is for two storey building and will provide accommodation of lounge, kitchen utility and hall with four bedrooms on the first floor . The size of the buildings allows a building of sufficient scale to blend in with the surrounding buildings.

Layout. The layout of the development has been governed by the size of the existing plot at the side, but the width of the building is only slightly larger than the adjoining building. It is proposed that the living accommodation will be situated at the rear of the development, with kitchens at the front. This has also been governed by the settings with the service accommodation at the front facing north and the living accommodation to the rear facing south.

Scale. The proposed buildings will be 8.35m x 7.20m with front projection of 2.80m x 0.90m comprising of ground floor, first floor accommodation. The building will be in proportion to the existing adjoining buildings within the area.

Landscape. It is considered that additional landscaping will not be necessary as the existing plot is well. Existing timber panelled screen fencing around all the garden will be retained. Additional concrete post and timber panels to match the existing will be provided between the existing and new properties.

Appearance The proposed building will be constructed of red multi rustic facing bricks and dark grey roofing tiles with UPVC windows. All to be constructed in accordance to the building regulations. Existing characteristics have been incorporated within the new design to reflex existing properties close to the site.

Access

Vehicle and Transport links

The site is within an existing road system therefore transport link to the site are existing, and this will not increase due to the proposed.

This has been designed within the guide lines prepared by Staffordshire County Councils Parking facilities.

Inclusive Access

The buildings at present are designed in line with guidelines published by the office of the Deputy Prime Minister and Disability Rights Commission.

The building together with the management policy and procedures that can be adopted to achieve a reasonable level access to the premises in accordance with Part M of the Building Regulations.

PPS1 and RSS
On Climate Change.

RSS on Climate Change

The building is small scale development which will have no impact on climate change and sustainability . The design of the building will comply to the building regulations and the insulation values will met.

PPS1

The proposed development is within an existing well established residential area.