DESIGN AND ACCESS STATEMENT

SITE
Nursery Bungalow, Eaves Lane, Bucknall, Stoke-on-Trent. ST2 8LY

CURRENT STATUS
The application site comprises a detached bungalow on an open substantial plot adjacent to Wetley Moor Common

The existing property is a semi-derelict single storey building constructed from timber with an external render finish. The roof is clad in asbestos tiles. The dwelling has wooden floors with no foundations or damp course. The accommodation lacks a bathroom and has a single water source to a kitchen sink. The WC is not connected to a sewer or tank and there is no hot water provision within the property.

The building clearly does not meet current environmental/habitable living standards and the preferred option to demolish and replace with a fit for purpose new dwelling.

PROPOSAL
The proposal is to replace the existing timber bungalow with a brick and tile structure new bungalow . The new building would be single storey built on the approximate footprint of the existing bungalow. The new property will be an energy efficient two bed building with a new septic tank provided for waste water disposal.

SITE ASSESSMENT
The site is located in a rural location adjoining the Wetley Moor common, a site of special scientific interest. The plot is substantial and comprises a large paddock to the side and pastureland to the rear. The site is fenced and has established hedge/tree planting to the boundaries. Nearby properties are a mix of stone and brick private residences.

USE
The established use of the site will not change and will remain as a site for a single residential dwelling.

AMOUNT
The site will continue as a site for a single dwelling and so density will not be affected.

LAYOUT
The new dwelling will be built essentially on the footprint of the existing property. The remainder of the site will be retained in its current state with open amenity space and parking adjacent.

SCALE
The new dwelling will have similar dimensions to the existing building and will include suitably scaled domestic style openings/windows/doors. The building will sit comfortably within its rural surroundings and blend in seamlessly.

LANDSCAPING
Additional landscaping is proposed including tree and shrub planting on the adjacent paddock to 'soften' the overall site visually.

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APPEARANCE
Materials used to construct the new dwelling ie bricks and tile will be carefully chosen to suit the surroundings and to create a simple but attractive appearance. A low pitch roof will be incorporated to ensure that the height is not excessive and obtrusive.

ACCESS
The site is served by a hard surfaced non-tarmaced lane leading to a private driveway. This access will not change and will be retained as existing. The lane is suitable for all vehicular traffic. The site itself is flat. A level access will be provided to the main entrance of the dwelling.