Design and Access Statement
On behalf of Mr. Paul Douglas, for land at Manderley,
18, Barnfields Lane, Kingsley, Stoke-on-Trent, ST10 2DG

The purpose of this statement is to confirm any design and access measures that have been incorporated into the scheme.

The scheme is for outline planning permission for a 2 bedroom detached bungalow. The area is not in a conservation area.

Design Issues

The design will be of brick and tile construction to match and fit in with the existing buildings surrounding the proposed site.

It is felt that no consultation (other than the usual Local Authority planning application consultation) with local interest groups, local residents or expert bodies is necessary in this case.

Use
The use would be residential, a single 2 bedroom detached single storey bungalow.

Amount
This will be a single small scale development which fits in with its surroundings.

Scale
This will be a small scale single development which fits in with its surroundings. The proposed layout can be seen on drawing 19-014-01 which accompanies the application.

Layout
This would be for a single 2 bedroom detached bungalow and parking area to the side. A garden area would be provided to the front of the property. The property would be built in the corner of the site away from the adjoining property in the ownership of the applicant. Access to the parking area and garden would be from the front of the property off Barnfields Lane. The proposed layout can be seen on drawing 19-014-01 which accompanies the application.

Appearance
The design will be of red/brown brick and blue/grey tile construction to match and fit in with the existing buildings surrounding the proposed site.

Landscaping
As this is an outline planning application any landscaping issues and the detailed design will be reserved until a full application is made.

Access Issues

Access to the proposed property will be from off Barnfields Lane. Access to the parking area and garden would be to the side and front of the property, and pedestrian access will also be direct from off Barnfields Lane.

Users will gain access to the existing transport network via Barnfields Lane. The site is well placed with a frequent bus service nearby on the main A52 road (The Green).

Parking is provided on site via 3 spaces and there are spaces available on site for temporary parking.

Access to the new property would be shared via the existing access for Manderley from Barnfields Lane.

Maintenance of features to ensure access to the development will be undertaken.

No consultations have been undertaken about the scheme.

John Keates,

John Keates Design,
"Kenwood", Newcastle Rd., Talke, Stoke-on-Trent, ST7 1UR
01782 771843
07944408853
e-mail: John@john-keates-design.co.uk