Design and Access

Statement.

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Contract:- Single dwelling

rear garden at
33 Halls Road,
Biddulph,
Staffordshire, ST8 6DD

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 be situated in the rear garden of 33 Halls Road, Biddulph. The garden has been over the last 20 years been established, and twice a Year is open tp the public for charities. My client now wishes to build a single Dwelling within this garden for his own use.
The situation of the site is within a long established neighbourhood means that there is a broad range on community facilities within a 10 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 152 sq mts (externally 176 sq mts). The size of the building will be 17.3m.x 6.0m with a projection of 7.9mts x 6.6 mts.this will form a L shapped building. The proposed single storey building and will provide accommodation of lounge, kitchen utility, study and hall with three bedrooms. 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, and to give a maximum view over the existing garden area. The general layout has been conceived so that all the main rooms face the existing garden. The building has been turned to accommodate this on the site. Parking spaces and turning area are existing. The access to the site is existing and therefore meets all the criteria that is required by highways.

Scale. The proposed buildings will be 17.30m x 6.6m with projection of 7.9m x 6.0m comprising of ground 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 established garden. The existing boundary fencing and screening are adequate for the site with well established trees and hedges therefore no additional screening will be required..

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. In addition it is proposed to provide solar panels to the roof for the electricity needs of the dwelling. Also rainwater will be harvested to provide water for the development.

PPS1

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