

# **THE ERECTION OF ONE REPLACEMENT DWELLING WITH TWO PARKING SPACES AT 3 SAVILLE HALL LANE DODWORTH**

## **DESIGN AND ACCESS STATEMENT**

### **DESIGN**

#### **USE:**

Proposed family dwelling within existing domestic curtilage.

#### **AMOUNT:**

The proposal amounts to 1 replacement dwelling

#### **LAYOUT:**

The dwelling shall have principle elevations front and rear with the lounge overlooking a garden. The replacement dwelling is shown sited forward of the existing to ensure more privacy between opposite properties and amenity area

#### **SCALE:**

This application recognises and is sympathetic to BMBC policy of increasing the floor area of replacement dwellings

#### **APPEARANCE:**

Bricks, tiles and windows are to match neighbouring properties it is envisaged that an approval would be conditional to materials

#### **LANDSCAPING:**

Boundary treatments shall be tanalized timber fencing with vertical palings. The rear garden shall be lawned and hedges planted to soften the landscape and encourage wildlife. Parking surfaces to be permeable with gravel finish

#### **ACCESS:**

Existing access to the site is from Saville Hall Road and visibility to the highway is good. Off lane parking provision is by way of front hard standing to accommodate 2 cars. Vehicle access to this dwelling is level and so is the principle entrance. All external provision ie:- ramps, entrance platform and steps shall meet the requirements of Building Regulations approved document M. Access for fire fighting is in accordance with Building Regulations approved document B5 and as existing.