Design and Access Statement for Proposed Dwelling adjacent
39 Weetshaw Close, Shafton

Surroundings

The site lies within a residential area at the end of a row of detached properties, set back from Weetshaw Close. Opposite is a mixture of terraced properties and detached dwellings, including new-build.

At the northern side of the site is a Funeral Director's dwelling and premises.

Access

Access onto the site is via a driveway on the left-hand side of the site, leading to a turning head in front of a double detached garage facing the dwelling. The site falls slightly away from the road. The dwelling will have disabled access to the front door, maximum ramp 1 in 12 with level landing and maximum 15mm threshold to door.

Siting

The siting of the dwelling has been chosen to prevent loss of any amenities to the adjoining properties and to be in keeping with the street scene. The dwelling is sited and designed to meet overlooking guidelines and provide best use of the shape and size of the site. The main aspects of the dwelling are to front and rear with pedestrian access down either side of the dwelling.

The siting of the garage is in the front garden as there is no vehicular access to rear garden. The front of the garage will face the new dwelling.

Design and Appearance

The actual physical design of the dwelling has been specifically designed to meet the requirements of the client based on a traditional domestic layout with all parts of the building providing a practical and full usage.

The materials to be used are to reflect the general materials used in the immediate area, ie brick with concrete interlocking tiles. Windows to be white upvc.