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DESIGN & ACCESS STATEMENT

(to be read in conjunction with drawing no: 2013/15)

address of site: Land adjacent to Lionel Hill, Crane Moor Road, Crane Moor
location plan on drawing 1:1250 and 1: 500
This shows a narrow strip of land 15-20 metres wide by 195 metres long, running parallel to the main Crane Moor road road and separated from the road's footpath by a dry stone wall.

The Proposal: To erect a detached stone bungalow with a detached garage.
This development will serve to infill from New Bailey to Lionel Hill and therefore join up the village
The bungalow development will fit in with the street scene.

Development of the design:
A natural course stone bungalow with stone heads and sills. Natural blue slates to roof and hardwood windows and doors. Garage to match. The bungalow will face south on to a green field The main rooms –lounge and dining to face south.

Landscaping: There is an existing dry stone wall which will be retained and an existing field access will be adapted to form vehicle access to the garage with a turning area in front of the garage.
The southern boundary is lined with existing self seeded hedges and trees which will remain as they are on a neighbouring farm.

Services: The foul water will connect into the existing foul water system in Crane Moor Road.
Surface water will go into soakaways or existing water course which has recently been upgraded.

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