

DESIGN ACCESS STATEMENT

Summary

The design intention is to provide a development of the site that suits the needs of the applicant in the provision of the following:-

- 1) Dwelling for use by the applicant.
- 2) Parking for use by the applicant.

Use of Buildings

The building will be used solely as a dwelling, together with the parking area.

The site has had a previous use as a garden with the adjacent dwelling to remain, there being adequate land in the side garden to accommodate a new dwelling.

Access

Access to the dwelling will be from Stafford Street, Darton, which is a public highway. Parking will be provided within the curtilage of the site and daytime parking will be to the front of the dwelling off the highway.

Disabled access is provided to the dwelling.

Design scale and appearance

Design thinking in respect of the dwelling has endeavored to incorporate a two storey building with a suitable scale and appearance which will suit the surrounding area and adjacent buildings. The use of local brick enhances and echoes the previously constructed dwellings in the area.

Layout

The layout of the building has been arranged to provide a modern appearance and adequate facilities to meet the living requirements and aspirations of the applicant.

The dwelling has been located alongside the existing dwellings, there being no dwelling to the right hand side of the new proposal.

The alignment of the building is such that it blends well with the existing properties on each side (distant to the right) of the application site.

Landscaping

Landscaping provision is not indicated on the drawings as the existing dwelling featured a traditional garden landscape which will be reinterpreted when the building is complete. Lawned areas and a small shrubbery will be incorporated into the scheme.