Design & Access Statement

Access

Access Exists from Moorend Lane. Arrangements on the site allows for internal manoeuvring to allow vehicles to leave the site in forward gear. The road is not a major route and many properties do not have this unnecessary facility.

Design

The new bungalow is a modest dwelling with simple proportions. The privacy of the existing dwelling is protected from overlooking as all windows face south or north. Adequate private outside amenity space is provided for both dwellings.

The existing trimmed hedges will be maintained to give privacy to the dwellings from Moorend Lane.

Materials

Materials will be typical of the properties in Moorend Lane and will match the existing dwellings.

Summary

The new dwellings will provide a new attractive unit on a currently untidy and unused site with good levels of amenity for both dwellings.

MAC
12/2014