THE ERECTION OF ONE DWELLING WITH TWO PARKING SPACES LAND ADJACENT 2 RATTON ROW DODWORTH

DESIGN AND ACCESS STATEMENT

DESIGN

USE:
Large side plot within the curtilage of 2 Ratton Row lawned for easy maintenance

AMOUNT:
The proposal amounts to 1 three bedroom detached dwelling with integral garage and parking.

LAYOUT:
The dwelling shall have an integral garage and secondary elevation facing Ratton Row with principle elevation facing Dodworth Green Road family living kitchen over looking rear garden.

SCALE:
This application recognises and is sympathetic to the proportion to the street scene. Eaves height matches the existing dwellings as does the pitch of the roof and fenestration. The dwelling maintains the building line and is at least 1m from the boundary of 2 Ratton Row.
It envisaged that materials would be conditional however bricks, tiles and windows are to match neighbouring properties.

LANDSCAPING:
Boundary treatments are envisaged to be Beech hedging. The rear and side garden is lawned. Hard paving to contrast the brickwork with matching edgings permeable paving for the drive

ACCESS:
Access to the site is from Ratton Row and visibility to the highway is good. Off street parking provision is comparable with neighbouring dwellings by way of front hard standing to accommodate 2 cars and 1 garaged.. 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.