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DESIGN & ACCESS STATEMENT
(To be read in conjunction with submitted Plans)

Site:	The site is an area of open land adjoining 128 Blacker Road, Staincross, within the existing Residential Planning Designation Area.
Proposal:	To construct a new-build traditional dwelling.
Scale:	The domestic site is/will be less than 0.1 hectares.
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Access To Site:	Access to the site already exists via Blacker Road. The owner already has access to the site. The garden curtilage will be protected by walls and metal gates, or as approved.
Development of design:	The building will be constructed of traditional brick walls under slate roof materials to match or blend with the existing buildings.
Mining Risk :	From the information provided in the Coal Authority Property Assessment report, as appended, there would appear to be little risk of mining subsidence affecting the proposed dwelling. No notices exist on the site and previous workings ceased in 1969. No notices relating to adjacent properties have been received by the Coal Authority since 1991. Coal reserves remain beneath the site area.
Precautionary:	Based upon the above, and the appended report, it may be considered prudent for the developer to consider constructing the proposed structure on a basic subsidence raft/slab.