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Design and Access Statement.
Outline proposal for new two storey dwelling with integral garages.

Proposal.

The proposal is to obtain outline planning permission for a two storey dwelling and garaging before submitting a full planning application covering full design principals.

Assessment.

The surrounding area consists of old and new developments with mixed single and two storey dwellings. The site is accessed from a private drive which serves part of Marrow Mews. The project will have minimal over shadowing to neighbouring properties as the site is enclosed by a substantial hedge and wall (the development will be well screened).

Involvement.

Several pre discussion/meetings have taken place with the local planning officer (none with local residents as a full design/layout as not been formulated/developed.

Scheme.

The initial scheme is a two storey dwelling with internal garaging for two cars. Materials would consist of natural stone with artificial stone roof tiles, windows and doors possible hardwood in nature. This would incorporate/blend in the building with Marrow Mews. A new turning area would be incorporated at the end of the access way. At this point it is assumed that no substantial planting will take places apart from grassing areas affected by building works. Access for the partial disabled and any lighting for front/rear areas will be incorporated in the final design.

Ian Williams.