DESIGN AND ACCESS STATEMENT
FOR
JULIE LEAHIFF
@ 13 SEDGLEY CLOSE, MIDDLETON, M24 2SP

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1.0_Purpose of statement.

The purpose of this statement is to accompany a full planning application for the following:

Submission for full planning for a proposed dwelling in the form of a bungalow on the land owned by Julie Leahiff at 13 Sedgley Close, Middleton, ,M24 2SP.

2.0 Site Assessment.

The site is situated at the end of a cul-de-sac on Sedgley Close in Middleton. The site is adjacent to the dwelling at 13 Sedgley Close. Sedgley close is a street of bungalows and is accessed from the main road Grimshaw lane. The site has a series of semi detached properties to the rear on Grimshaw lane. The land is enclosed by these properties to the rear, a public path to the front and 13 Sedgley Close to the side. The site itself is enclosed by a hedge at the boundary to the the public path and a fence to the rear between the land and the semi detached housing to the rear. Next to the public footpath adjacent to the land at the end of the cul-de-sac is another bungalow.

The existing dwelling at 13 Sedgley Close is a 2 bedroom bungalow with garden to rear and side. The dwelling has one parking space currently in the form of a garage but is not used and the owners car is kept on the street in front of the dwelling. The land slopes away from Sedgley Close towards the semi detached houses to the rear and along the length of the public footpath.
The land adjacent to 13 Sedgley Close which will be used for the dwelling is currently not used by the owner and is overgrown with bushes and the hedge between the land and the public footpath.



Aerial view of the site



View from Grimshaw Lane Showing the rear entrance of the public footpath



View of the end Sedgley Close. Entrance to the site is in the middle of the image.



Site entrance with 13 Sedgley Close on the left with the garage at the centre of the image and public footpath entrance next to this.

3.0_Description of development and design

The design is to reflect the area that the bungalow will be situated in. Sedgley Close is a street which is mainly single storey bungalows. The design is sympathetic to this, as we will be proposing a bungalow for the dwelling to keep it in keeping with the streetscape.

3.1 Materiality.
The new proposal has been designed to match as far as possible the current house at 13 Sedgley close. This will be achieved by using materials throughout the proposal which will be consistent in relation to colour, size, and texture with 13 Sedgley Close and the visual context that the site is situated within.

3.2 Form.
The form of the new proposals have been carefully considered in terms of its scale and design so that the new building will fit in to the feel of the site and will not look out of place. The proposal is in keeping with the dwelling that is currently situated on the site and we believe it will bring considerable improvement to the look and usability of the site that it is located on.

3.3 Landscape.
New hard landscaping in the form of a tarmac drive will be in place between the two properties to form the shared driveway. The existing front and rear landscaping at 13 sedgley Close will be maintained. The rear of the proposed property will have a timber deck and stairs to allow for the slope in the land. The remaining area around the house is

envisioned to be turfed. The existing hedge between the land and the public footpath will be removed and a new timber panelled fence be erected in its place to form the boundary.

4.0 Access.
Access will be maintained to the site at the original entrance to the garage at 13 Sedgley Close.

5.0 Amount.
The proposed internal floor area of the new dwelling will be 86 metres squared approx. The overall site is approximately 340 metres squared.

6.0 Summary

The proposal will bring in to use the current area of land which is unused by the owner of the land and is difficult to maintain for her. The design is complementary to the dwellings currently situated on Sedgley Close. The proposal creates a significant improvement and addition to the appearance of the current streetscape and a positive addition to the housing market.

With this in mind we respectfully look to a favourable Decision.