

Design And Access Statement

975-07 - land To End Of Alkrington Hall Road North

1. Proposal:

Build 1 new dwelling to vacant plot of land at end of Alkrington Hall Road North, adjacent to existing electric sub-station.

Reason:

The applicant would like to take the opportunity to build a new dwelling.

2. The site:

The site has been empty with no building or any particular usage for a number of years and up until recently was currently over grown with shrubs/trees and weeds.

3. The Proposed Building:

Build 1 new single bedroom bungalow with parking space and small garden to the front and a small garden to the rear.

4. Landscaping and Car Parking:

- Landscaping is kept to a minimum.
- The small front garden would be part grass and part bound resin

5. Proposed Materials:

- Walls are to be a mix of red brick and stonework, to match the houses within view of this proposed house.
- Roof is to be a pitched roof with grey slate effect tiles.
- Windows and doors are to be Upvc with stone surround.

6. DDA:

Access to the new facility are to be level access to front and rear doors, with a downstairs bathroom.

7. Scale:

The proposal is to use the land available for the new dwellings, leaving small garden areas to the rear of the new dwellings and an access path to the side.

8. Refuse Collection

The existing refuse collection regime is to remain in place for the proposed dwelling, as existing dwellings. Bins will be standard size wheelie bins and stored at the front of the property within a bin store.