

DESIGN AND ACCESS STATEMENT

PROPOSAL: Self-build bungalow

ADDRESS: Whittlefold Farm, Whittle Lane, Birch, Heywood, OL10 2RD

DATE: 25/07/2024

THE PROPERTY

The site is currently home to a poly tunnel used for agricultural purposes Figure 1 which will be removed and replaced with a bungalow. The self-build will be accessible via the existing gate on whittlefold lane.



Figure 1: *The existing poly tunnel*

The site is opposite the family's current home with their son living in the building next door, the plan is to build the bungalow so the parents can downsize but still be around to help out with their grandkids.

Figure 2 below shows the outline of where the bungalow will be situated on the site.

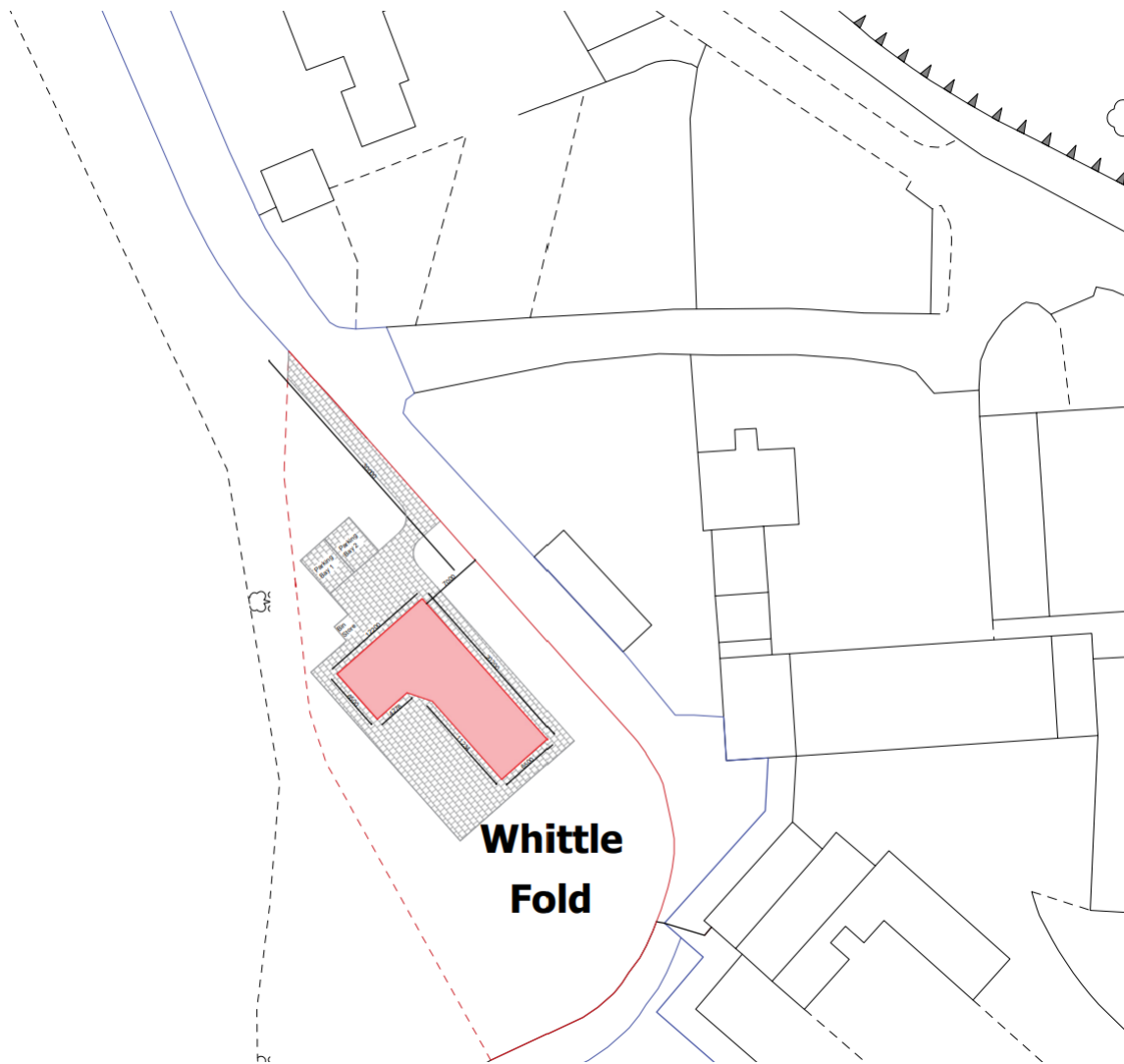


Figure 2: *Proposed site plan for bungalow (not to scale)*

Access

The proposed access to the site will be via the gate currently used to access the poly tunnel, the current access point is grass however when the house is built this will be paved over to create a driveway.

Layout

The internal floor layout of the bungalow will be open plan with the door openings and corridors wide enough to allow for wheelchair accessibility if needed in the future. See floor plans attached

Materials

The materials used shall match the surrounding building's materials. The external walls shall be red brick as on the surrounding buildings. Roofing tiles shall also match the surrounding building which is a grey roofing tile. Windows and doors to be UPVC framed.

Landscaping

There will be a driveway and patio added to the property to enhance the landscaping surrounding the bungalow both will have the required drainage needed for when it rains.

Ecology

During the construction phase all existing trees will be bound by a protective fencing in accordance with British standard BS5837

Effect on, and appearance of the property

The proposals will have a negligible effect on the site and will seek to enhance it by adding an internal living space. All work will be undertaken to a high standard with attention to detail.

Self-build

The self-build property will be built by the owner who will be directly involved with the organising of the design and construction of the new property. By doing this it will help to reduce the high traffic flow to and from the property.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

H Wightman