

Design and Access Statement

The site can comfortably accommodate a single dwelling.

Indicative plans show a two storey dwelling with a front gable feature.

A street scene drawing shows how it would compare with the height, style and character of adjoining houses.

Materials can be agreed at the detailed stage.

The proposals have been designed to be capable of accommodating people with accessibility needs including the current and future needs of older people. The new dwelling will be suitable or adaptable for occupation by those with particular needs.

The new dwelling will comply with the requirements of the relevant standards under Building Regulations Part M4(2).

A simple and open layout, providing a level access threshold, wide door openings, accessible ground floor WC and an access ramp to the rear garden amongst other features. It would allow space such that a lift could at some point in the future be provided to the first floor. The proposal would improve the availability of housing for people with accessibility needs. It would therefore be capable of functioning as a lifetime home.

As such the proposals meet the objectives of the National Planning Policy Framework (NPPF), which seeks the delivery of a sufficient supply of homes that addresses the needs of groups with specific housing requirements.

SJK Planning