



DESIGN & ACCESS STATEMENT

PROPOSAL

New dwelling application due to
partial demolition of :

58 Bantock Gardens Wolverhampton WV3 9LL

1.0 Site Description

The site currently has residential use and falls within use class C3.

2.0 Proposal

It is intended is to partially demolish the existing property due to extensive fire and water damage. Due to the fire affecting the structural components of the roof and floor, the existing roof and first floor have been removed along with many areas if the inner timber framed wall which also had extensive damage.

Although this is an application for a new dwelling, it is intended to keep the existing ground floor brickwork and re-build the main body of the house to match the original property.

A previous application (20/01533/CPL) has been granted to extend the original property to include a two-storey rear extension including an extended side dormer and rooflights. Which has already commenced.

3.0 Design

The design has been based on the original property and the surrounding neighborhood. This project is intended more of a re-build project than a complete new build, however, after demolishing more than 50% of the original property due to fire and water damage, an application for a new dwelling is now required.

4.0 Boundaries:

All boundaries are to remain as existing.

5.0 Conclusion:

For the reasons given in this report, it is considered that the principle of this development is suitable

The design is to be identical to plans previously submitted and approved under a LDC application (20/01533/CPL)

It is hoped that the evidence within this statement and supporting document will allow the LPA to determine the application positively.