

# **DESIGN AND ACCESS STATEMENT**

**THIS STATEMENT RELATES TO THE CONSTRUCTION OF 3 No BUNGALOWS ON THE SITE OF 12 LANDGUARD MANOR ROAD SHANKLIN ISLE OF WIGHT**

## **CONTEXT**

The site currently is occupied by a detached house set in a substantial plot directly adjacent to Landguard Manor Road. The site is situated close to the centre of Shanklin with all amenities available within walking distance.

The proposal is to demolish No 12 and construct three detached bungalows within the site facing onto an access road which leads directly to Landguard Manor Road. Each bungalow will have the benefit of two off road parking bays.

The plot is located within a mature housing location along the main road. The construction of the bungalows will meet the anticipated strong demand for this type of dwelling which is in short supply.

## **DESIGN**

The proposed detached bungalows are to be traditional in design with masonry walls under a slate roof. The wall will be of fair faced brick with Upvc windows and doors. The accommodation being offered being:

Kitchen/Diner  
Lounge  
Two bedrooms, both en-suite  
Toilet  
Hall

The bungalows are located in individual plots offering good amenity for the future occupants and the benefit of two off road parking bays.

## **LAYOUT**

The arrangement of accommodation is of a conventional design with a good kitchen/diner; standalone lounge; toilet and two bedrooms, both en-suites.

## **SCALE**

The mass of the bungalows are considerable less than the current house so the impact on the surrounding environment will be minimal.

## **LANDSCAPE**

A landscape scheme will be prepared to meet any condition set down within a planning permission.

## **ACCESS**

The access road is to connect with Landguard Manor Road and is adjacent to the entire amenities offer within the centre of Shanklin. The site offers the following:

1. Direct access to the main highway.
2. Pedestrian access off the public footpath.
3. Public transport can be accessed directly on Landguard Manor Road.
4. Cyclists can access the site directly off the main road.
5. There is off road parking.
6. The site is sustainable with all services available.
7. The emergency services can reach the bungalows off the access road.