

# **DESIGN & ACCESS STATEMENT**

for

**ERECTION OF SINGLE STOREY DWELLING**

**BETWEEN 59 – 67 BUTCHER’S LANE  
WALTON-ON-THE-NAZE  
CO14 8UE**

**HOLLINS ARCHITECTS & SURVEYORS  
THE GUILDHALL  
MARKET HILL  
FRAMLINGHAM  
SUFFOLK  
IP13 9BD**

**RJF/KAE/21.108  
JUNE 2021**

## **1.0 INTRODUCTION**

This Design & Access Statement has been prepared to accompany a planning application for the erection of one single storey three bedroom dwelling on land between 59 & 67 Butcher's Lane, Walton-on-the-Naze CO14 8UE.

## **2.0 EXISTING USE**

The site is presently used as residential amenity area by an adjacent property.

It is understood that planning consent for a three bedroom chalet bungalow was previously approved, planning ref. 00/02172/FUL dated 8<sup>th</sup> March 2001, but this consent was not implemented.

## **3.0 AMOUNT**

The proposal is to construct a single storey three bedroom dwelling having a total internal floor area of 79.5m<sup>2</sup>.

## **4.0 SCALE, LAYOUT & APPEARANCE**

The scale and appearance of the proposed dwelling is clearly illustrated on the submitted drawings. This being a single storey three bedroom detached dwelling having a total internal floor area of 79.5m<sup>2</sup>.

The building has been designed with due regard to the appearance of the adjacent properties, being a chalet bungalow style dwelling to the West, and a single storey dwelling to the East.

Use of materials has been considered, taking into account the appearance and style of the adjacent dwellings. This is considered appropriate to this location. In addition, as indicated on the application drawings, off-road parking has been provided for two vehicles, together with proposals in respect of secure cycle storage and storage of refuse bins.

## **5.0 LANDSCAPING**

The site is within an urban setting, being surrounded on three sides by domestic residential gardens there being existing close boarded fencing to the side and rear boundaries. No additional soft landscaping is proposed at this time.

To the vehicle parking, to the front of the property, porous block paving is proposed with a paved patio area to the rear.

Final layout and landscaping of the private garden area is to be determined by the occupier.

## **6.0 ACCESS**

It is proposed that access to the vehicle parking, to the front of the property, be direct from Butcher's Lane which is considered to be of adequate width and with adequate visibility for this urban location.

Hard surfacing will be extended from the parking areas to the main entrance into the dwelling together with ramped approach so as to meet the requirements of Part M of the Building Regulations, to allow access to all potential users regardless of age, disability, ethnicity or social grouping.

Internal door openings, together with provision of toilet facilities, again, are laid out as required by the Building Regulations.

The site is within an urban setting within acceptable walking distance to the local shops and access to public transport. Consequently future occupants of the proposed dwelling would not be wholly relying upon private cars for access to services, facilities, education or employment opportunities.