

DESIGN AND ACCESS STATEMENT

Site Address: Canary Cottage, Eye Road, Rishangles

Proposal: Erection of detached single storey two bay cart lodge with loft space

What will the buildings and spaces in your proposal be used for:

The open bay of the cartlodge lodge will be used to store a caravan and the closed bay will be used as a garage

How many buildings are you proposing?

1no. Single storey detached building

How will the new buildings and spaces be arranged on site? What will the relationship be between the new buildings and spaces and the existing buildings and spaces around the site?

The new building is to be sited on the front garden of the property. It will have minimal impact on the street elevation in the proposed location and will have planting installed to act as a screen.

How big will the buildings and spaces be?

Extension. Height: 4.6m Length: ??m Width; ??m

Describe the treatment of all open spaces in your proposal including hard and soft landscaping:

The building will be sited to the front of the property and will not disturb any major landscaping features. The existing 1.2m high fence will remain

What will the building and spaces look like? Please include the materials and architectural style you are proposing.

The building will be constructed of a timber frame with horizontal timber cladding, with a 19 degree? pitched roof finished with tile effect roofing sheet

Why has the proposed access point been chosen? How does the site relate to the road layout and public transport? How does your proposal accommodate all potential users regardless of age, disability, ethnicity or social grouping?

The access to the site will remain unchanged.