

Design and Access Statement

On Behalf of Euro Engineering Consultants Ltd Design Team

Project Address:

30 Finsbury Dr, Bradford, West Yorkshire, BD2 1QD

Project Description:

Demolition of an existing garage and construction of an annex house.

Introduction:

This Design and Access Statement is submitted by Euro Engineering Consultants Ltd's design team in support of the proposed development at 30 Finsbury Drive, Bradford, West Yorkshire, BD2 1QD. The project involves the demolition of an existing garage and the construction of an annex house on the site.

Design Principles:

1. Context:

The design of the annex house takes into consideration the existing character of the neighbourhood, ensuring that it complements the surrounding properties in terms of scale, materials, and architectural style.

2. Scale:

The proposed annex house is designed to be in proportion with the existing dwellings in the area, maintaining a harmonious streetscape.

3. Materials:

High-quality, durable, and visually appealing materials will be used for construction to ensure the longevity and aesthetic appeal of the new structure.

4. Sustainability:

Where feasible, sustainable building practices and materials will be employed to minimize the environmental impact of the development.

5. Access and Safety:

The design includes safe and convenient access to the annex house, both for residents and emergency services.

Access Considerations:

The development will not adversely affect access to the neighboring properties. The existing driveway and access routes will be maintained and improved as necessary to accommodate the new annex house.

Neighbourhood Impact:

Euro Engineering Consultants Ltd.'s design team believes that the proposed development will have no negative impact on neighbouring properties. It is designed to respect the privacy and amenity of adjacent residences and maintains an appropriate distance from property boundaries.

Community Benefits:

The construction of the annex house is intended to provide a dedicated space for the homeowner's children to focus on their education and personal development. This will contribute positively to the community by fostering educational growth and responsible citizenship.

Conclusion:

In summary, the proposed development at 30 Finsbury Drive, Bradford, West Yorkshire, BD2 1QD, involves the demolition of an existing garage and the construction of an annex house. The design, prepared by Euro Engineering Consultants Ltd.'s design team, adheres to established principles, respects the character of the neighbourhood, and is intended to have no adverse impact on neighbouring properties. Furthermore, the project will provide important benefits to the homeowner's family and the community by offering a dedicated space for their children's educational and personal development.

We kindly request your consideration and approval of this project, as we believe it aligns with the best interests of the homeowner's family and the local community.

On Behalf of Euro Engineering Consultants Ltd Design Team

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