

## DESIGN AND ACCESS STATEMENT

BREASIDE, THE GREEN, WALL, NORTHUMBERLAND, NE46 4dx

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This Design and Access statement has been prepared to support the planning application submission outlining the design concept, principal and access of the proposal.

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## DESIGN

### USE

The application site serves a single dwelling and it is intended to remain as such following the proposed works.

### AMOUNT

The current dwelling is a three bedroom bungalow with reception room, kitchen and dining space, bathroom and an en-suite shower room, garage and utility. The proposal looks to provide an additional bedroom, study and family room.

### LAYOUT

The layout of the building interior looks to relocate bedrooms to an upper floor, the ground floor rooms being given over to a study (to enable the applicants to work from home) and additional family space.

### SCALE

The gross external footprint of the building increases slightly to accommodate the replacement of the existing South facing conservatory with a more conventional extension sitting on original walls (note that the conservatory is smaller than the material structure it is set upon). An increase in height given by raising the roof pitch and eaves height increases the buildings scale minimally but enables that space to be utilised by habitable rooms.

### LANDSCAPING

There is no intention to otherwise disguise or conceal the buildings other than that which already exists on site, it is already considered to be sufficiently screened but still forms the welcome encirclement of the green as the adjacent dwellings (see photo at end of this report).

### APPEARANCE

It is intended that good quality natural materials will be used to reflect that of the original building. The introduction of stone lintels over the existing windows by raising the eaves height will tie what is a modern building more appropriately into the other more traditional houses of Wall.

The current uPVC windows and doors serving the property will be exchanged for painted timber.

## ACCESS

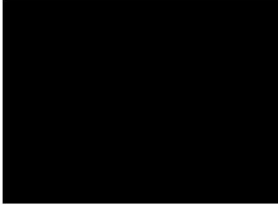
### GENERAL PROVISION

There is a shallow stepped approach to the principal entrance door, it is intended to lengthen these to ease access. A raised patio and level paths are to be provided around the perimeter of the building to assist with access externally, with improved access to the garden that drops lower at the rear corner of the house.

Sleeping and washing facilities will remain available on the ground floor to ensure that the occupants may remain in residence throughout their later life.

#### INCLUSIVE ACCESS

None specific.



**Darryl Bingham Architectural Services.**  
**MRICS MCIAT**  
**07833 934400**  
**darryl@dbarc.co.uk**



Property fronting The Green, reasonable mature screening to be retained