

## **DESIGN AND ACCESS STATEMENT.**

### **PROJECT: PROPOSED ERECTION OF DETACHED FAMILY ANNEXE AT 20 WAVENEY ROAD, DISS.**

#### **DESIGN.**

The site lays within the centre of the Town of Diss.

The site is accessible from Waveney Road.

The site is of a residential dwelling of single storey construction, with proposed annex within the rear garden.

The proposed project is in a form of a detached family annexe building designed to be subservient with the surrounding area.

The proposed work is related to a family annexe [REDACTED]

The existing site at present is a residential dwelling with a large rear garden.

The building will have views over the existing rear garden

Surrounding area will remain as existing and not be changed.

The building would be screened by all hedgerows / boundary treatments in timber fencing as existing.

The proposal would have no effects on existing surroundings and be designed to be subservient to match existing.

The external materials of the proposals as stated in the planning application / drawing NH/23/26/1 and to match those present on site.

The site has easy access public transport links and full sustainable facilities to the town of Diss, surrounding villages and city of Norwich.

The proposed work would provide economy to the local area and become sustainable via it's position in the village.

#### **USE.**

The proposal is for the erection of a detached family annexe within the garden of 20 Waveney Road, Diss.

#### **LAYOUT.**

The designed layout is all as per sent with planning application and drawings provided. NH/23/26/1.

#### **AMOUNT.**

The annexe is to consist of kitchen / dining area, lounge, study, shower room and bedroom.

#### **SCALE.**

The total floor area of the annexe is 54 square metres.

#### **LANDSCAPING.**

All new landscaping to be undertaken as required by local authority on the completion of all works. All existing boundary treatments to remain and upgraded as required by South Norfolk Council.

### **APPEARANCE.**

All details as per application and additional information enclosed with planning application.

All works to be undertaken to the satisfaction / conjunction with South Norfolk Council.

Any materials used in construction to match those of existing surrounding building and agreed with planning / conservation officer. No works to continue on site till material type and colour to be agreed.

Materials used in construction for the parking / turning area's to be permeable. Any drive that passes near to any existing buildings to be constructed to eradicate noise if required.

### **ACCESS – VEHICLE AND TRANSPORT LINKS.**

The existing site access has been constructed to the satisfaction of Norfolk County Highways. No additional works should be required.

Public transport links exist with bus stops within the town and the main Norwich to London train line via Diss train station approx 15 mins walk away.

### **INCLUSIVE ACCESS.**

Existing good road links exist to the site and are satisfactory for refuse disposal etc and emergency services.

The surrounding area consists of all local services / employment / schools / shops/ industrial area's / recreational facilities that makes the building works sustainable.

This site will be serviced by all main utilities / services. Refuse storage to be confined on site in the form of wheelie bins and collected from within the site collection areas as required at the front of the site.

### **BUILDING CONTROL.**

All construction to be undertaken to the satisfaction of building control / highways regulations.

### **ADDITIONAL INFORMATION.**

Upon completion of works all the proposed landscaping / screening with natural hedgerow of species like hawthorn to be implemented to the satisfaction of local authority if required. All spoil / materials used in demolition / construction to be removed from site to a licensed landfill site.

### **DEVELOPMENT AREA.**

The annexe has been designed for the independence living area for the clients 