**Design and Access Statement : Proposed Erection of Single Storey Residential Dwelling and Alteration to Existing Access Crossing to rear of Holly House, Station Road, Kirton, Newark, NG22 9LL for Mr & Mrs Richard Tomlinson.**

The proposed dwelling, a bungalow, will be situated to the rear of the applicant’s current residence, a pre-war detached dwelling house, standing on a considerable plot of some 0.17 ha., within a developed area between Primrose Lane, The Furze, and Station Road (also referred to as Main Street), in the village of Kirton. This developed area contains relatively recently built houses and bungalows, four of which will bound the new proposal on it’s northern flank. The rear gardens of Hurst House and Fresh Winds to the south flank, have not been developed.

The site of Holly House, is considerably large, and the applicants seek to reduce their commitment, effectively halving the site by building a new home for their subsequent retirement on the rear of their land holding. The site is heavily developed on it’s northern flank, and to a lesser degree, on it’s southern flank. It has four dwellings on it’s northern boundary, one of which, is a two storey house immediately adjacent to where the new bungalow is proposed to be located. The whole of the current rear garden to Holly House, is grassed, with several small trees, none of which are located on or near to the footprint of the proposed dwelling. The garden is bounded on it’s northern and eastern boundaries with high timber fencing and on it’s southern boundary, by hedgerow. The proposal to build a single storey, low roof pitched bungalow, is designed to preserve remaining open aspects between The Furze and Primrose Lane.

Access to the site, already exists from Station Road, with excellent visibility, entering or leaving the site. However, whilst the proposed development will effectively double vehicular movement at the existing point of access, it is proposed to widen the arrangement, albeit maintaining visibility and ensuring bound surface treatment acceptable to Highway requirements. Twin Wheelie Bin parking is accommodated at the improved access for both Holly House and the new proposal, and widened access drives, with turning facilities, are included for possible emergency vehicles. The complete site of Holly House, is conveniently flat and appropriate car parking / turning /setting down will be enabled. Accessible threshold arrangements will be constructed at points of entry to the new dwelling, from level approach.

The layout of the proposed dwelling is clearly illustrated on the submitted drawings, however, the structure will have a roof ridge height of 5.6m, roof eaves height of 3.2m, and measure 17.62m in length. 9.02m in width, with a gabled projection on the south elevation of 5.8 x 1.2m.

The proposal will have Marley Modern concrete interlocking Anthracite coloured roof tiles and external walls will be finished in white coloured render. The window and door frames will be Anthracite coloured.

Whilst there are several trees within the plot, it will be intended to add more, once construction work is completed.