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Received

DESIGN & ACCESS STATEMENT

LAND ADJ. 36A, NORTH ROAD, THORNBURY, BS35 1EB.

USE

36A, North Road is a semi-detached bungalow sited within a long established residential area. The adjoining properties are mainly terraced or semi-detached of single storey or two storey design.

North Road is close to the town centre with shops, schools & doctors available. Bus links are also within easy reach. The proposal would consist of a single storey dwelling attached to the existing bungalow. Adequate amenity space will be provided for both the proposed dwelling & the existing. The proposed would not be overbearing or provide any overlooking issues to adjoining properties.

AMOUNT

As stated above the development is for one bungalow with two bedrooms, to match the adjoining host dwelling. Off street parking will be provided for both units & adequate ancillary space remaining for the two dwellings.

LAYOUT

The layout has been determined by the existing dwelling & garden size & shape. As stated above the proposal would not be overbearing or cause any overlooking issues with adjoining properties.

SCALE

The proposed dwelling will match that of the existing, in floor area & height, both eaves & ridge.

LANDSCAPING

Laid mainly to lawn with paved path from road to front entrance door & around the perimeter of the property. Permeable paviers or tarmac to the off street parking spaces. Fences etc. as indicated on proposed block plan.

APPEARANCE

The proposals design will follow that of the existing bungalow in order to maintain a similar street scene. The materials proposed in the construction will match with Redland Renown tiles or similar for the roof, with facing brick & render for the walls, all as the existing.

ACCESS

The existing vehicular accesses will be infilled with chain-link fencing 900 high to match the existing. Two new pedestrian accesses to formed, one to serve no. 36A & one for the proposal. A new vehicular access formed at the southern end of the site to provide off street parking for the proposal & no. 36A. All carried out to Street Care specification.