

Ref DAS01  
Design and Access Statement  
Oaklea,  
Longsight Road,  
Clayton Le Dale,  
BB19BX  
July 2016  
Design,

New build 8 no. 3, 4, 5 and 6 bedroom houses with off street parking

There is sufficient off street parking on site within the area around the property.  
The design was conceived with the inclusion of disabled people to the Ground floor only by the with level access to the main entrance, disabled access to toilet for the public

Stepped Ambient disabled stairs to the First floor areas

New build

.Pitched roof houses each as shown on attached plans

20% low cost homes with 80% as normal ,

Very energy efficient low carbon foot print houses all with wood burners, ground water re cycling, SUDS road ways and foot path , energy efficient combi boilers and solar panels as required..

All will have new rear bin area, new cycle store to rear secure, both with service road level direct access

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The design will affect the highways we are using the existing site area using existing for tow on the entrances and one new entrance arrangements as shown

The external are as shown

. Rear site bin store area.

All the external finishes will stay the same; Red Brick and UPVC double glazed windows and access door , Grey tiled roof finishes

Amount The development is contained within the existing curtleadge.

Layout, this includes the replacement of several disused agricultural building that is in a state of disrepair on the existing land,

. The development is located within the a housing Longsight Rod area where there have been several recently approved built new semidetached and detached houses within the last couple of years within a very short distance of this proposed development , and in line with Central government that are encouraging house building to rectify the nationwide shortfall of housing this development meets there Criteria's development area. .

Appearance all existing finishes will match existing ones I have mentioned above  
Access as existing.

.There is a bus stop within 600metre.

There is adequate additional onsite parking on the development for parking as required.

To is read in conjunction with the drawings

LR 01-03, 06- 20 inclusive

There are no trees affected by this development, if anything once approved more will be planted as required ,.

Planning and Local residence Involvement.

.None to planning at this stage but all existing neighbours have been told These alteration works comply with Design for Access 2(for work within existing properties) all these requirements.