

**PROPOSED NEW DWELLING
PLOT 1
OFF
HAMMOND DRIVE
READ BURNLEY
BB12 7RE**

DESIGN & ACCESS STATEMENT.

USE:-

The proposed new dwelling is to form a domestic residence, for family accommodation. To be constructed on a vacant building plot off Hammond Drive, Read, Burnley. BB12 7RE. With an existing new built dwelling to the South East and existing dwellings to the North and East.

AMOUNT:-

The new building will occupy a site of 1430m² and the building footprint being 198m² (total building area 331.5m²).

LAYOUT:-

The new building is located at an angle to the adjacent new build dwelling, with a 1.8m high timber boarded fence to the boundary, and new landscaping.

The new building is to be constructed with a retaining structure at the lower ground floor, built into the falling contours of the land. With bedroom accommodation at the lower ground level (131.50) and living accommodation at the upper floor level (134.10).

The new dwelling will be constructed as an eco house with SIPS (super insulated panels).

SCALE:-

The building is to be built in a traditional form at a domestic scale, being 2.6m floor to floor, 2.5m/5.1m to eaves level, giving an overall ridge height of 4.6m/7.2m. with a roof pitch of 25 deg.

LANDSCAPING:-

Existing planting to the South and North of the site will remain, and additional planting to the South and South East will form a buffer and boundary to the adjacent dwelling and drive access.

APPEARANCE:-

The structure is to be clad in natural coursed stone and pale grey through colour textured render finish, with panels of coloured (grey) composite cladding boards. With a standing seam zinc roof covering with colour coated (grey) aluminium fascias. Fenestration is to colour coated (grey) door and window units.

ACCESS:-

The vehicular access is via an existing access from Hammond Drive, also serving two existing dwellings. A level access to the building for both able bodied and less able bodied persons will be formed, with a maximum gradient of 1:20. A mobility W.C with outward opening door is to be provided within the reception hall area of the dwelling.

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