

DESIGN AND ACCESS STATEMENT

PROJECT: New Dwelling at 44 Dewsbury Gate Road, Dewsbury, WF13 4DD

Current Use:

The site is currently used as a patio / garden to No 44

The Building & Layout:

The layout and building are shown on the accompanying drawing numbered 24.2745.02

There is an existing access from Dewsbury Gate Road to No 44.

The Proposed Design:

This application is for a new dwelling within the gardens of No 44

The site has previously been granted outline permission for a total of 3No dwellings under 2011/60/91839/E.

Access:

We are aware of the requirements under Part M of the Building Regulations and as such, all designs shall aim to conform to the requirements of Part M, where the requirement exists. We aim to design buildings for optimum ease of use by their occupants and visitors.

Evaluation:

We believe the proposal is in keeping with the area and will provide the essential housing needs for the family.