# DESIGN AND ACCESS STATEMENT

## DETACHED ANNEX AT 34 KINGSLEY DRIVE.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127

## USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a detached annex in the garden of 34 Kingsley Drive, Birkenshaw.

The existing site currently forms garden areas to no. 34 Kingsley Drive, Birkenshaw. The site is surrounded by housing.

Existing access for emergency and service vehicles is via Kingsley Drive this situation will not alter as part of this application.

Sited next to existing residential housing and in an area which is a housing area would suggest that this site is suitable for a residential usage.

The site lies within a long established area of housing.

## Amount

The proposal is to demolish the existing garage and construct new detached annex for the clients father in law. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The existing house will retain the majority of the existing garden area. The existing driveway accommodates 3 cars easily. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

## Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as

shown where overlooking is not considered to be an issue with any neighbouring properties.

## Scale

The proposed annex is single storey. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.The scale of the buildings have been designed so as to not over dominate there surroundings to the detrement of the character of the area. Door accesses and widths will be level and suitable for disability.

## Landscaping

Existing gardens to remain

## Appearance

The annex will have a brick finish with dark grey concrete tile roof. All window and door frames will be upvc.

## Access

Access will remain unaltered to the property.