

## **DESIGN AND ACCESS STATEMENT**

### **INTRODUCTION AND SITE CONTEXT**

This application relates to the construction of a pair of three bed semi-detached dwelling houses.

The proposed dwellings are to be sited on vacant wasteland off Barrington Street in Clayton and will be constructed of brick with concrete tile roofs.

The site is surrounded by existing properties to the side and rear. The development has been designed to be in sympathy with these existing properties and to have no overbearing effect upon them.

Barrington Street is situated in a residential area with good access to shopping and transport amenities including nearby Metro stops.

### **LAYOUT AND ACCESS**

The proposed dwellings are set out on the site so as to be as far from the boundaries as is possible given the limited size of the site and to comply with planning regulations as far as is possible.

The existing properties in the street consist of terrace properties with entrances opening directly onto Barrington Street.

There are no existing fences on the site and the proposed dwellings will have timber panel fences to the rear and sides of the properties.

Each property will include a driveway accessed via North Street off Barrington Street and a downstairs WC situated inside the front porch area.

The properties have been designed to provide maximum living accommodation whilst being in keeping with the scale of the surrounding properties.

### **CONCLUSION**

The site is currently wasteland and is unsightly with overgrown vegetation and occasional dumping an issue.

The proposed dwellings will enhance the area whilst providing sort after accommodation in an existing popular residential area.

The proposed dwellings will enjoy the same amenities enjoyed by the existing residential properties in Barrington Street.

**Bamboo Property Developments Ltd**

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