

SE07/3487/F

## Design and Access Statement

### Proposed Replacement Dwelling Hazelcroft Great Downard

The existing property is a low quality bungalow constructed of timber and blockwork. It is a dwelling for which rates and council tax has always been paid.

It is proposed to demolish the existing bungalow and to construct a new dwelling on the same site.

The new dwelling is proposed to be of a similar size to the existing but utilising the roof space for some limited accommodation.

External materials are proposed of natural slate to the roof with horizontal weather boarding to the walls to reflect the style and character of the existing property.

It is proposed that the existing garage and septic tank will be retained and reused.

Vehicular access to the site will be via the existing entrance which will provide a reasonably flat pedestrian access to the new dwelling. Construction work will comply where applicable with part M "access to and use of building" of the Building Regulations.

The garden to the property has in recent years become overgrown therefore it is proposed to clear all trees and saplings around the bungalow but to retain all trees indicated on the 1:500 proposed site plan.

