

CE06/3524/F

NEW DWELLING, LUMBER LANE, LUGWARDINE, Herefordshire Council

DESIGN AND ACCESS STATEMENT

DESIGN

The existing surrounding area is a mixture of Cottages and modern houses. In this particular location it is mainly cottages and barn conversions with a cottage and modern house immediately opposite.

A cottage style has been designed to keep a lower profile with the ground and the reduced level of the ground is 1m lower at the South end.

The siting is to achieve as little impact as possible on the pair of cottages opposite.

There is an open terrace aspect to the rear with the main garden area in front.

The materials are in keeping with the properties in the general immediate area.

ACCESS

There will be a new field gate access from Lumber Lane as shown on drg. No. LL-1

The existing road access serves the field gate to the Monument and the dwelling on the north side.

The new cottage will use this same access and a turning area onto the Monument access. Space is allocated for 2 vehicles.

There is no interference or infringement onto the existing access apart from turning on the Plot.

Theses accesses are a right of way over land owned by ourselves.

