

# Design and Access Statement

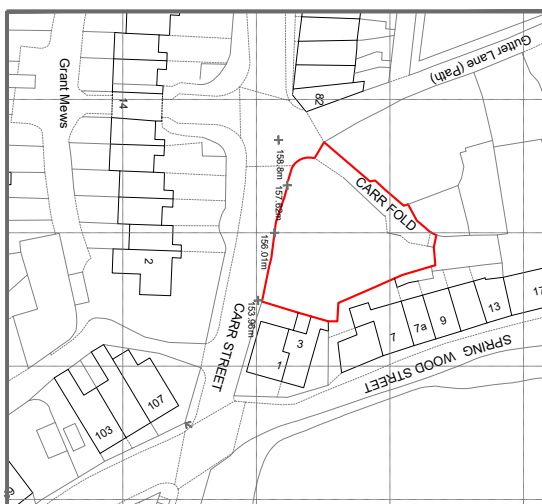
Springview House  
Carr Fold Lane  
Off Carr Street  
Ramsbottom

## 1.0 Introduction

- 1.1 This design and access statement is a supporting document for a planning application for a 4 bedroom new build with an attached annexe.
- 1.2 This statement describes the proposed works and demonstrates the suitability of the proposal.

## 2.0 Site Description

- 2.1 The site address is on Carr fold lane, off Carr Street, Ramsbottom.
- 2.2 The site is Approximately 0.164 Acres
- 2.3 The surrounding properties are predominantly terrace houses, stone construction and grey slate roofing. It appears all windows and doors are UPVC and in a variety of colours including white, grey, brown, and red.
- 2.4 Image 1 and 2 demonstrate the location plan, Image 2 also shows how the existing site is predominantly overgrown foliage with a few dormant timber sheds.



- 3.11 All openings, facia/soffits and rainwater goods are to be UPVC and anthracite grey, UPVC has been used to match the surrounding properties.

#### **4.0 Access**

- 4.1 The site has one access point, Carr Fold Lane, onto the main road, Carr Street.
- 4.2 As the layout has been designed with the front elevation to face Carr Fold Lane, this has allowed for the property to have a driveway which allows 2 parking spaces in front of the property aswell as space to the left hand side of the property which can be used as a turning circle, aswell as further car parking spaces.

#### **5.0 Conclusion**

- 5.1 The proposed design will positively impact the surrounding area, with a high quality design taking into accounts all materials used on the surrounding properties the property will not break the character of the area and also replaces an existing, untidy, overgrown site.