

DESIGN AND ACCESS STATEMENT

Site: Rear of 5 Parkfield Avenue

1. Design Principles

The proposal follows a **context-led design approach**, ensuring the scale, massing and appearance respond positively to the surrounding residential environment.

2. Use & Amount

The proposal comprises a single residential dwelling (Use Class C3), providing a 2-bedroom unit suitable for 4 occupants.

3. Layout

The layout has been designed to:

- Utilise the existing access efficiently
- Maintain appropriate separation distances
- Provide clear defensible space and private amenity

The arrangement avoids overdevelopment and ensures a logical site organisation.

4. Scale

The dwelling is limited to two storeys, consistent with surrounding properties.

The modest footprint ensures the building remains subservient within the plot.

5. Appearance

The design incorporates:

- Traditional pitched roof form
- Balanced fenestration
- Materials in keeping with the local context

Solar panels are sensitively integrated into the roof design.

6. Landscaping & Boundaries

The proposal includes:

- Private rear garden (~60 sqm)
- 1.8m boundary fencing for privacy
- Defined functional external areas

7. Access & Inclusivity

Access is achieved via an existing access road.

The dwelling is designed with:

- Clear entrance definition
- Functional and legible internal layout

Cycle storage is provided to promote sustainable travel.

8. Safety & Security

The development benefits from:

- Natural surveillance
- Clear defensible boundaries

9. Conclusion

The proposal delivers a high-quality, contextually appropriate residential development in accordance with national and local design policies