



DESIGN STATEMENT & ACCESS STATEMENT

25094/LA/JT

**DEMOLITION OF EXISTING REMAINS OF FIRE DAMAGED
BUNGALOW AND ERECTION OF REPLACEMENT BUNGALOW**

12 Gorsey Lane, Wythall, B47 6JH.

14th October 2025

BACKGROUND

The site is located in Wythall, a suburb to the south of Birmingham. To the north of the site there are open fields and the next conurbation is Hollywood. The site forms part of a row of 1930s bungalows and houses facing a ribbon of woodland to the north of Gorsey Lane. The bungalows are characterised by tiled pyramidal rooves and ridges generally running north to south. Walls are either brick or render and windows are simple and functional.

In 2023, number 12 partially burnt down. In evaluating the relative benefits of repairing the existing or replacing it with a new-build, there is a reasonable chance that the new-build will represent better value. Consequently, we are submitting this application for the demolition of the existing remains and the construction of a new bungalow on the site.

DESIGN

The proposed bungalow is to be simple form with a duo-pitched roof with a hipped end facing Gorsey Lane. As a result the new bungalow will respect and conform to the appearance of its neighbours. External walls are to be rendered as was the original bungalow. Fenestration is to be simple and functional in shape as was the original bungalow. The floor area of the proposed is the same as the floor area of the existing.

DRAINAGE

Foul and storm water is to be discharged into the existing on site drainage infrastructure. The ground comprises yellow clay and is not suitable for soakaways. Consequently, stormwater is to be attenuated before it joins the main sewer.

VEHICULAR CONSIDERATION

Parking to the front of the proposed bungalow is to be rationalised with the removal of the questionable hard landscaping and its replacement with permeable paving.

ACCESS

The new proposals are designed in accordance with Part M of the Current Approved Building regulations and BS:8300. Approach will be ambulant and entrances will be 'level'.