

## **DESIGN AND ACCESS STATEMENT**

### **DESIGN SETTING**

The plan relates to the construction of a single storey rear extension and extension to dormer window for the improvement and benefit of the householder.

### **MATERIALS**

The existing house is constructed of natural random coursed stone and the roof has a covering of Welsh blue slate. The new extension will have stone quoins and sills. The main walls will be natural random coursed stone to match that of the existing and surrounding properties. The dormer extension will have slate cladding on both ends with a new u.p.v.c. window with a vertical design.

### **PRIVACY AND PROTECTION**

The existing boundary walls and tree screening around the site will result in little visual impact from the road, neighbours and surrounding areas. The existing property benefits from a large plot so the extension will have little impact to the street scene locality.

### **ACCESS**

There is no alteration to the existing vehicle and pedestrian access to the property, ingress to the property is from the ground floor and accessible by the disabled.