DESIGN AND ACCESS STATEMENT

DESIGN SETTING

The plan relates to the construction of a first floor balcony to the Annex for personal use of guests occupying the property.

MATERIALS

The materials will be of natural stone to all exterior walls and columns to match that of the existing Annex and of The Beeches. Wrought iron balustrades and guarding of the balcony will be painted black.

PRIVACY AND PROTECTION

The existing boundary walls and tree screening around the site will result in little visual impact from the lane, 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, the balcony is accessed via the first floor door created from an existing window. No structural alteration is required.