DESIGN AND ACCESS STATEMENT

DESIGN SETTING

The plan relates to the construction of a conservatory on the building facing Hayfield Road East for the improvement and benefit of the householder. The conservatory will replace an existing dilapidated garage which will be demolished.

MATERIALS

The existing house is constructed of natural coursed stone and the roof has a covering of natural stone slate. The new conservatory will have natural coursed stone to a height of 900mm with u.p.v.c. frame and glazed units.

PRIVACY AND PROTECTION

The existing boundary wall will be increased in height to 1750mm and be constructed of stone columns and a timber panelled fence. The existing 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.