DESIGN AND ACCESS STATEMENT

DESIGN SETTING

The plan relates to the construction of a two-storey side extension to the existing dwelling to form dependant relative accommodation. The accommodation is for the benefit of Mrs. Anderson's elderly mother who at present lives in Devon. The present dwelling is occupied by Mr. & Mrs. Anderson and their family and Mrs. Anderson's mother wishes to be independant of them but requires constant supervision which Mrs. Anderson will be able to undertake.

MATERIALS

The existing house is constructed of random coursed limestone and the roof has a covering of Marley Modern roof tiles. The new extensions will have stone quoins and heads. The main walls will be random coursed limestone to match that of the existing and surrounding properties.

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.