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# DESIGN AND ACCESS STATEMENT FOR 28 LOW LEIGHTON ROAD, NEW MILLS

## History

The property is a brick built semi-detached property with slated roof.

## The Proposals

*Function*
The proposal is to provide a single storey extension to the western gable end of the property to provide a larger kitchen and ground floor wc/shower and cloakroom.

*Form, Scale, Massing & Materials*
The extension will emulate the vernacular style of the original building and be constructed from brickwork to match the existing with a natural slated roof.

In particular, the proposed extension will:

- Respect the character of the original building;
- Respect the character of the surrounding area;
- Utilise facing materials which will match the existing materials.

*Amenity*
The amenity of neighbours will not be compromised by the proposed rear extension.

*Access*
Access to the rear garden of the property will be maintained by the provision of a pathway between the extension and the boundary fence.

*Secure by design*
No changes to the site layout should be necessary. However, certain issues such as door and window specification and exterior lighting will be discussed as part of the design process with the Crime Prevention Design Adviser.