DESIGN AND ACCESS STATEMENT

DESIGN SETTING

The plan relates to the construction of a two-storey side extension for the improvement and benefit of the householder. The new accommodation will create an extra bedrooms and an improved and enlarged dining room and utility room.

MATERIALS

The existing house is constructed of "Bradstone" reconstructed stone and the roof has a covering of Marley gray interlocking tiles. The new extension will be constructed of materials to match that of the existing and surrounding properties.

PRIVACY AND PROTECTION

The existing boundary fence around the site will result in little visual impact from the road, neighbours and surrounding areas. The existing end property will have little impact to the street scene locality.

ACCESS

The existing vehicle access will be re-positioned and the pedestrian access to the property will be unaffected, ingress to the property is from the ground floor and accessible by the disabled.