

# **DESIGN AND ACCESS STATEMENT**

**FOR PROPOSED FIRST FLOOR EXTENSION AND ATTIC  
SPACE CONVERSION**

**AT**

**No 68 Aireview, Cononley, BD20 8JY**

Ref 1099

Date : December 2020

## **DESIGN COMPONENT**

### Appearance

The extension will be built generally to match all elements of the existing original building. The current extension has external walling and roofing features that are not in keeping with the original cottage. The proposal seeks to rectify this by “re-skinning” the existing extension with materials to match the original.

### Landscaping

There are generally no implications to existing landscaping. The boundaries to the front and rear garden areas remain unchanged, and there are no boundary changes to the side also. The existing parking for 1no vehicle is not effected in any way.

### Response to Context

The works seek to extend the existing side extension from its current single story state to a double story extension. The existing footprint remains the same. Therefore there is no encroachment on existing land. As noted above the proposal seeks to enhance the existing situation by removing walling and roofing materials that do not match that used on the existing cottage. All materials will match that used on the existing and therefore it is suggested that the proposal is well within context and offers distinct visual improvement to what is currently in place.

### Amount

An additional floor space of 8.5m<sup>2</sup> is added to the first floor area and the same to the attic area also.

### Use

The existing extension area on the ground floor will be reconfigured to provide entrance hall, staircase (existing staircase removed) and ground floor wc provision. On the first floor the areas will be utilised for staircase up to the attic space and bathroom accommodation. By lowering the existing floors as part of the scheme (none of which has any effect on the external features of the property)the attic space will become usable as a 3<sup>rd</sup> bedroom.

## Layout

The extension should not make any significant difference to the relationship of the property with the surrounding environment.

## Scale

The proposed first floor extension does not effect the existing footprint at ground floor level. The highest point on the extension is at ridge level (same level as existing) at circa 9400mm

## **ACCESS COMPONENT**

There are no envisaged access alterations as the extension does not affect these principles