

DESIGN AND ACCESS STATEMENT FOR 14 SCHOOL LANE SAXLINGHAM.

The current ground floor has a ground floor bedroom come sitting room on the south /east/ north corner which has rising ground from the east/ north elevations.

My client wishes to revert the room to a garden room accessible from the kitchen area and to take benefit from the early morning and afternoon sun which at present the room is devoid of ,with minimum natural light and constantly requires lighting to be used during normal daylight hours.

We wish to insert windows into the east gable and a set of bifold doors to the south to enable access to the terrace which currently extends in the front of the kitchen dining area .

The windows and doors will be the same colour as the existing cottage windows but will be in aluminium , it will also include a replacement set of french doors on the north elevation.

The door threshold will be of easy access type for disabled access .

Lighting to the property will remain the same using LED type fittings and shrouded.