

Design and Access Statement – 3 Bulan Road

Existing Use

The existing building on the site is a two storey semi detached 4 bedroom (3no single, 1No double) property with a large single storey flat roof extension to the rear.

Proposed Use

The proposed alteration will provide independent access to the ground and first floors and create 2No individual flats with double bedrooms. The ground floor flat will have a very large double bedroom to allow for a walk in wardrobe or dressing room to be created at a later date.

Appearance

The proposed works will not alter the external appearance of the property.

Landscaping

A gated fence will be erected to split out the garden in to 2No areas so that each flat can enjoy its own recreational space.

A low level rail will be installed to provide secure bike storage and a shared bin store will be created in the rear garden area to serve the flats.

Access

The building will have level access thresholds at both the front and side entrances and a clear unobstructed route through the ground floor apartment.