

## DESIGN AND ACCESS STATEMENT

For

38 CARDIGAN STREET

### General Background

This single family dwelling is a 2 storey dwelling on a small sized plot.

### Design Statement

The proposal is to extend at the rear of the property with a two storey extension and also extend out with a single storey extension to create an extra bedroom at first floor level and living accommodation at ground floor level.

The proposed extension at first floor level will not project any further back than the existing rear wall of the dwelling.

The extension at ground floor level will be no further than the existing ground floor extension. The existing building to the SW already projects further than the proposed extension.

This alteration would create a more useful space for a growing family at ground and first floor level.

These alterations will be built in a simple and sensitive way using materials to match the existing, whilst also reflecting a similar pattern of domestic architecture to its neighbours.

The extended work would not cause loss of light to any habitable room windows.

### Access Statement

The existing front entrance with pedestrian access from the highway will remain the same. There is toilet accommodation proposed at ground floor level which would be suitable for disabled persons.

On the basis of the above, I believe the design submitted is appropriate for the site and location.

