

DESIGN AND ACCESS STATEMENT.

PROJECT: PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER AT MIDDLE COTTAGE, NORWICH ROAD, MULBARTON, NORFOLK.

**DESIGN.**

The site lay's to the edge of the village of Mulbarton.

The site is accessible from Norwich Road.

The site is within a area of residential dwellings both single and double storey.

The proposed extension and loft conversion designed to match that of existing adjoining property and to be subservient.

The existing site at present is a well maintained residential dwelling and garden.

The site is within a conservation area.

The new extension has been designed to allow for ample amenity space within the site that will be screened by existing timber fencing within the area.

The surrounding area will remain as existing and not be changed, apart from any upgraded timber fencing as required.

The proposal would have no effects on existing surroundings and would be designed to be subservient to match existing and to form a desecrate development that matches that of the nearby dwellings.

The external materials of the extension / loft conversion are as stated in the planning application / drawing NH/21/32/1revA and would be agreed with planning officer prior to work starting on site.

The existing site has boundary treatment in the form of timber fencing.

The proposed development is adjoining existing residential dwellings and in a area of the residential community.

The site has easy accessible public transport links and full sustainable facilities with surrounding village / towns of Norwich, Wymondham etc.

The proposed work would provide economy to the local area and become sustainable via position to village centre.

The local schools / shop /public house /church / village facilities can be accessed in easy distance from the site.

USE.

The proposal is for construction of new residential single storey rear extension and loft conversion with rear dormer

LAYOUT.

The designed layout is all as per sent with planning application and drawings provided NH/21/32/1 rev A.

AMOUNT.

The additional work consists of a rear single storey dining / snug extension and loft bedroom with rear dormer.

SCALE.

The total new floor area of the proposed additional work in total 31.2 metres square.

LANDSCAPING.

All new landscaping to be undertaken as required by local authority on the completion of all works. All existing boundary treatments to remain and upgraded as required by South Norfolk District Council.

APPEARANCE.

All details as per application and additional information enclosed with planning application.

All works to be undertaken to the satisfaction / conjunction with South Norfolk District Council.

Any new materials used in construction to match those of existing surrounding buildings and agreed with planning / conservation officer. No works to continue on site till material type and colour to be agreed.

Materials used in construction for the parking / turning area's to be permeable. Any drive, that passes near to any existing buildings to be constructed to eradicate noise if required.

ACCESS:-VEHICLE AND TRANSPORT LINKS.

The existing site access has been constructed to the satisfaction of Norfolk County Highways.

Public transport links exist with bus stops near to the the site and the main Norwich to London train line via Norwich /Wymondham train station approx 15 mins drive away from the site.

INCLUSIVE ACCESS.

Existing good road links exist to the site and are satisfactorily for refuge disposal etc and emergency services.

The surrounding area consists of all local services / employment / schools / shops /industrial area's / recreational facilities that makes the building sustainable.

The site will be serviced by all main utilities / services. Refuge storage to be confined on site in the form of wheelie bins and collected from within the site collection areas as required at the front of the site.

BUILDING CONTROL.

All construction to be undertaken to the satisfaction of building control / highways regulations.

ADDITIONAL INFORMATION.

Upon completion of works all the proposed landscaping / screening with natural hedgerow of species like hawthorn to be implemented to the satisfaction of local Authority if required. All spoil / materials used in demolition / construction to be removed from site to a licensed landfill site / fields if clean.