

Design and Access Statement
Greencroft Chapel Lane
Toynton St Peter

for
Andy Smith

Introduction

These proposals are to demolish the existing poorly constructed rear extension sun room with inefficient U-Values and extend the existing dwelling to create a modern open plan dwelling with space to work from home.

Design and Amount

The rear two storey extension will accommodate a family room which can be multi-functional including a home office area with upstairs a new bathroom and master bedroom with en-suite and walk in wardrobe.

The side extension has been designed as single storey to keep the mass of the building reduced and not to be overbearing next to the adjacent property this part of the building is to accommodate an integral garage replacing the temporary pre-cast garage, new kitchen breakfast area and utility.

This design will not have any impact or overlooking onto the adjacent dwelling.

The addition of the single storey extension will give the required space for the growing family to a modern standard of living.

Access

The site access to and into the plot will remain as existing