

## Design and Access Statement

### The Proposal

Is to enlarge the original dwelling by single storey extension at rear of property (kitchen).

### The Site

The site is in a residential area of Kenilworth, not far from Kenilworth Castle. The original dwelling has been extended previously. The owners feel that the previous extensions are not in keeping with the adjoining properties and wish to amend this by way of the proposed extension.

### Use

The Property is to be used as a private dwelling

### Amount, Layout and Scale

The site covers an area of approximately 0.034 hectares ( 336.0m<sup>2</sup> ).

The proposed scheme seeks to extend the existing property with a building that will blend more with the existing and adjoining premises.

### Design

The proposal has a footprint of 10.6 sq.m. The new brickwork and blend with the original and the adjoining properties as much as possible. The external windows and doors are to be in hardwood treated with a suitable finish. As the proposal is to the rear of the existing premises, there will be no impact on the street scene.

Works are alterations to granted application W/20/1778/LB. Widening and centring of rear doorway and insertion of flat roof tubular skylights to ground floor extension will maximise levels of natural light entering building.

### Access From the Highway

Not applicable.

### Access to the Property

The existing access to the property will not be altered or affected.

### Access to the First Floor Level

This is via existing staircase which will remain unaltered.

### Conservation of Energy

The structure will use all aspects of construction to insulate as much as possible, to reduce the effects of heat loss and global warming. Please refer to the Climate Change statement provided.

## Climate Change Statement

### FOUL DRAINAGE

The proposed foul drainage will discharge into the existing public system via the existing private system.

### STORM WATER

Storm water will be taken away into the existing public system via the existing private system or, if this is not possible, to soakaways of a suitable position and size.

### WINDOWS

Windows will be double glazed with low emission glass, the cavity will be filled with Argon gas, all to be set into hardwood frames.

### FLOORS

Will be insulated using CELOTEX TB3000, GA3000, XR3000 and FF3000 high performance thermal insulation, with the appropriate thickness (depending on the PA rating — refer to the specification in the drawing).

### WALLS

Walls will be cavity construction with full cavity insulation.

### BRICKS, TIMBER etc

All materials used in the construction will be obtained from sustainable sources where possible.