

Design & Access statement:

Proposed extension. 5 Highfields. Woodton. NR35 2NH.

The applicants / owners of 5 Highfields live at the property with their family and have maintained it to a high standard. Not wanting to move they are now hoping to improve / upgrade it to suit their ongoing family needs and their lifestyle.

At present there is an existing detached outbuilding which has uninsulated walls, flooring and roofing, making it uneconomical to heat, so they would like to remove it.

Their intention is to construct a single storey extension across the rear of the house to form an open plan garden room with a central log burning unit at the corner junction of two sets of glazed sliding folding doors and the flat roof over the garden room will have two fully glazed roof lanterns set within it so as to maximise the amount of natural daylighting into the new room.

They would like to remove the existing external kitchen back door, remove the existing kitchen window and remove the support pier between the openings so as to create an open through kitchen with the new garden room of the extension.

The extension will be finished externally in render, the window and doors will be Upvc (to match the existing) and the roof will be a flat roof construction.

The construction materials of the extension will comply with the thermal requirements of the current Building Regulations, with fully insulated flooring, walling and roofing.

The existing driveway, pedestrian / vehicular site access arrangements will not be altered by these proposals.

No neighbouring properties will be overlooked by these proposals.

No trees will be affected, or will need to be removed as a result of these proposals.