

# Design and Access Statement

PROPOSED REPLACEMENT SINGLE STOREY EXTENSION AND  
CONVERSION OF GARAGE

GREENACRE, BROOK STREET, GREAT BARDFIELD, ESSEX, CM7 4RH

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## The Site;

Greenacre, Brook Street, Great Bardfield, Essex

The existing property is a semi-detached dwelling, set back from the main road, Brook Street.

## Site photographs



Existing photograph 1



Existing photograph 2

## The proposal

The proposal is to replace the existing flat roof garage with a new tiled pitch roof and to replace an existing sun room extension at the rear, with a single storey extension.

Included within the works it is proposed to convert the existing garage space to form a study and shower room. The garage internal size is too small to be used as a car parking space and would be better utilised as part of the dwelling.

## Amount

The replacement roof, is to be tiled and hip end formed to match the existing roof.

The proposed rear extension is to be slightly larger than the existing sun room and to be extended to the rear in line with the existing neighbouring extensions. The roof would be a flat roof behind a brick parapet.

## Appearance

The replacement roof is to be tiled with tiles to match the existing roof, in colour and style.

The proposed rear extension is to be a flat roof and brick parapet.

## Access

The entrance to the property will remain at the current location at the front of the dwelling. The parking for the dwelling will remain to the front of the property, along an existing substantial driveway, with turning area.