



NINETTE EDWARDS - ARCHITECT

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DESIGN AND ACCESS STATEMENT

Orchard House, 1 South Lodge Wood, Hepscott, Morpeth NE61 6LH

LOH/D&AS

The Existing Property

Orchard House is a large four bedroom detached house with attached garage set in extensive grounds in a quiet residential street.

For the size of the property, the house has a small kitchen and both the kitchen and study are quite dark with a north aspect.



The Proposal

It is proposed to fill the gap between the study and garage, and open up this space to create a large open plan kitchen/dining space.

New windows on the east side of the room, together with bifold doors to the garden and rooflights, will bring a lot more light into the space. As this is on the ground floor, this will not create any over looking issues.

Materials

The extension will be constructed in brick and stone quoins to match existing. The roof extension would be slated as existing.

Accessibility

The proposed works would provide more spacious ground floor living accommodation.

