

DESIGN & ACCESS STATEMENT

DATE : 20<sup>th</sup> October 2023

ITEM

The existing house is the eastern half of a pair of semi-detached houses facing north over Osbaldwick Beck coming off a private drive which is connected to the main road by a pair of concrete bridges over the Beck. The assumed age of house is 1930's.

The house is rendered with a pantile roof and is fairly articulated (so not 'boxy') and has three bedrooms. There is no garage or room for one.

There is limited pedestrian access down the side of the house into a very long garden to the south.

There appears to have been a previous two storey extension (date unknown) to the eastern rear corner of the house.

The proposal is to extend the ground floor backwards and open the space up to give a large lounge facing south. The kitchen is to be relocated into a more central position.

The extension will be rendered to match the main house with the flat roof being in glass reinforced plastic with rooflights with rear folding/sliding doors in aluminium.

The main house sits down at the low part of the site so the extension will not be prominent as seen from the south.

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