

# Design and Access Statement

67 Main St, Bishopthorpe, York.

## The Project

To extend and improve the existing house to give extra space and create an attractive, usable, durable and adaptable place for a family to live in.

Work consists of a small single storey rear extension and the removal of the ground floor bathroom at the rear to create an open plan living area.

The bathroom is to be relocated in the small rear bedroom. The new third bedroom is to be located in the loft with a rear dormer.

## Design

With the property being in a conservation area care has been taken into account when planning the appearance of the existing property.

Second hand clamp bricks are proposed to be used to the rear and side walls of the extension to match the main house and out buildings.

The roof covering is to be clay red french pantiles to be in keeping with the area.

The main consideration has been to keep the impact to the area as little as possible to this end the eaves have been positioned low.

The existing rear elevation is a bit of a mish mash and the new rear elevation is much more aesthetically pleasing.

## Access:

The existing house has two accesses neither of them comply with access for disabled persons Part M. of the Building Regulation.

Therefore it is proposed to form a new access to comply with the Building Regulations to the front main door by removing the front hedge and replacing it with a dwarf wall and railings with a gate in line with a new footpath to the front door which is to have level access and be protected by an open porch

The site location allows maximum for all emergency vehicles and is close to frequent bus services, all facilities and transport arrangements currently enjoyed by properties in the area will be available to the building user. Parking is available within the site for cars and cycles.