

Design and Access Statement:

February 2024:

Location:

32, Elmlea Road, Kings Stanley, Stonehouse, Glos, GL10 3HR.

Introduction:

The property can be identified by referring to the Location Plan - see Drawing No: MMDC/23/001

Existing Property:

The existing property is a semi-detached three bedroomed two storey house.

Proposed Design & Project:

It is proposed to construct a single storey rear extension and a two-storey side extension. The new materials will be purchased to match the existing as near as possible. As you will see from the Proposed Site Plan - Drawing No: MMDC/23/002 this project will not create any over development of the site.

It is proposed to carry out the following works:

- a. Construct new cavity walls and the roof coverings to the proposed extensions using facing bricks to match the existing as near as possible.
- b. Install doors and windows again to match the existing as near as possible, to include incorporating the requirements of the Building Regulations.
- c. Install guttering and downpipes to match the existing as near as possible.

Impact on the Adjacent Properties:

The proposed scheme will have no adverse effect on the neighbouring properties.

Access:

The existing pedestrian and vehicle parking accesses will remain as existing.

Emergency Access:

The proposed development will not reduce the emergency access as the proposed work will not affect access to the property, so that the emergency services such as fire or ambulance will still be able to access the property via the existing entrance door.