

## Design and Access Statement

### Proposal:

New dwelling, including garage and upper office extension

#### 1) What are the **features** on the existing site

The existing building is a detached three storey house which was built in 1785. It is constructed in yellow brick with a pitched roof and parapet wall. The house sits on the front of the high street with garden boundaries behind and to the left side of the building. We have an existing extension that is clad in concrete grey.

The sides of the property are walled with a wood fence to the front.

#### 2) **Use:** What buildings and space will be used for

The proposed building will be a garage with shutter front for both storage and vehicle. The upper level will be an office studio for personal use with a lower room which is being proposed as a home gym.

We are intending to build a drive in garage with access to the main property.

#### 3) **Amount of development**

The development is approx. 120 SQM across two levels. The accessibility is maximised by another entrance for the property via the garage.

#### 4) **Layout** with the site and surroundings

The building will allow a flow from the outside through a new access point using the garage shutter. The first floor would allow for a private working from home space and a lower gym for personal use. It will also frame the garden area and existing landscaping.

## 5) Scale

The height is 5850mm high, 8000mm wide and 12500mm in length approximately. This includes the access hallway from the existing site into the new, and lower gym studio on the rear.

## 6) Access

The access of the new development will be through the front garage shutter. This wont be a blockade to access of the rest of the boundaries as the site lines are approx. 24m wide from the existing property that allows both car access and foot access down the far side into the rear garden.

It will allow 3.2m from the boundary wall to the new extension.

## 7) Appearance

The proposed design would be a reflection of the previous extension and mirror the external finishes for a more cohesive look.

This would be clad in composite anthacide cladding.

## 8) Landscaping

N/A

The existing site is currently stone gravel with no removal of landscaping or applying any to this area.