

## **Design and Access Statement:**

**1. Location:** 6 Greenwood Drive,  
Alveston,  
S. Gloucestershire  
BS35 3RH

### **2. Proposed Project:**

Removal of an existing inset double glazed PVC porch (in use as lobby area). This porch adjoins the existing access drive. The construction of a new cavity wall and glazed door and window (to the front of lobby area) with a pitched, tiled roof built over and a skylight inserted. (Refer to drawings 1 & 2). An access ramp of timber construction will also be formed. It will be "dismantable" and rise no more than 300mm above ground level. Internally a wall will be constructed and a door knocked through into the existing bedroom to permit the construction of shower room with WC and wash hand basin for the use of bedroom 2 (Refer to drawings 1 & 2). All materials will match exactly the colour and style of the existing building.

### **3. Existing Property**

The existing property is a detached bungalow of two bedrooms and a bed/study area; lounge and hallway leading to a dining and kitchen area. An attached garage is at the end of the drive. To the side entrance, from the drive, there exists a recessed lobby area which has a PVC glazed wall, door and pitched roof set over it. This leads to a glazed entrance door to the hallway (Refer to drawings 3 & 4). The materials of construction are walls of reconstituted stone facing blockwork with a smooth render finish to the side walls of the property.

Interlocking tiles are present throughout the roof except for the afore mentioned glazed roof of the lobby area.

Gutters and rainwater pipes present in white PVC with white fascias.

The existing windows (to be retained) are double glazed white PVC type.

The driveway is tarmaced.

Rear gardens and a front parking area are present. (Refer to block and location plan.

**4. Access Statement:**

A driveway runs from the road full length along the side of the building to the existing garage which is used for storage purposes currently.

To the front of the bungalow there is adequate parking for two cars.

The garage has a roller shutter door which does not project forward when opened.

The proposal looks to construct a timber, easily dismantled, ramp for flush access to the new front door as part of the drive.

This will not affect the current adequate **two** car parking arrangement, nor will it affect the pedestrian access to the garage, which will remain unaltered.

The ramp will not visually impinge on neighbouring properties due to the major portion of it being masked by a partition fence.

Equally, it is designed to be in keeping with traditional styles of access ramp used in neighbouring properties.

As the garage is only used for domestic storage the ramp does not affect in anyway parking and access arrangements.

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