

## Design & Access Statement

### Single Storey Glassroom onto the rear of 1 Caulfield House

This statement has been created to support the construction of a single storey Glassroom onto the rear of the 1 Caulfield House. This statement has taken into account the Local Council planning guidance.

### Design

#### Use

The single storey glassroom proposed at 1 caulfield house will be used by the owner and guests as a covered outdoor space that can cope with the peculiarities of our unique British weather and have the advantages of a covered canopy whilst retaining the convenience of free air with fully openable garden facing elevations.

#### Amount

The proposed single storey glassroom is of a size and scale that is suitable and is not to overpowering for the site as a whole.

#### Layout



# LANAI OUTDOOR

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## Scale



Proposed position of single storey glassroom on to the rear of 1 caulfield house.

## Landscaping

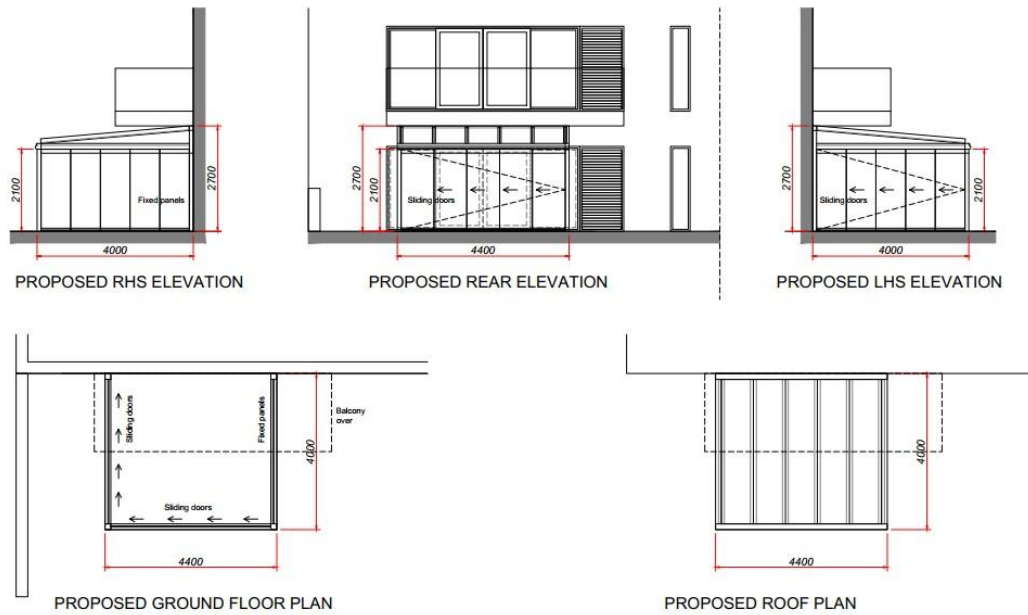
The Proposed single storey glassroom will be built off the existing patio garden area and there will be some simple ground landscaping and levelling to accommodate this. This work will be designed and undertaken in such a way as to be sympathetic to the existing landscape features.

## Appearance

The proposed structure will be a combination of lightweight Aluminium Framed canopy with a grey powder coated finish and clear roof panels. The single storey glassroom will consist of a single storey single pitch roof, and opened glass door sides into the roof garden.

# LANAI OUTDOOR

## Proposed Single storey canopy elevations.



## Access

### Vehicular and Transport links

The proposed single storey glassroom extension will require no additional vehicular and transport links as it will not be accessible by these means, but it will be noted here that the Property Caulfield House is easily accessible by all forms of vehicles and has good Transport links within short walking distance.

### Inclusive access

The proposed single storey glassroom extension will be designed to be easily accessed on equal terms regardless of age, disability, ethnicity or social grouping.

## Conclusion

This statement supports the construction of a single storey glassroom extension at 1 Caulfield House and has fully taken into account the Local Council's current planning guidance.