

34 Glenilla Road Design and Access Statement

This design & access statement accompanying the planning application is for the following:

- The excavation and construction to form a lightwell to the front of the property to basement.

1.1 Use

The lightwell will be used to enhance the quality of the proposed living space at basement level of a single family dwelling. It is located in a residential street, and will have no visual impact from the front street elevation. (Please refer to GA plan JG09/PA/003).

1.2 Amount & Scale

The lightwell is a 3.1m by 700mm opening directly in front of the existing East bay of the house providing natural light to the front basement room. grated to ground floor level it mdoes not reduce the useable space of the forecourt.

1.3 Layout & Landscape

landscaping is show on the ground floor proposed plan around the perimeter of the skylight to deliniate the parking area and maintain light to the skylight.

1.4 Appearance

The lightwell will follow the aesthetic of the existing house whilst connecting visually to the contemporary interior.

1.5 Access

Access to the building remains un altered.