

Design and Access Statement

Site Address: Flat-4, 2 Kidderpore Avenue

1. Introduction.

1.1. This Design and Access Statement is submitted in support of the planning application to the above property.

1.2. This Statement is to be read in conjunction with the submitted drawings.

2. Application Proposal.

2.1. The works consist of:

- a. Repositioning to centre line and enlargement of existing dormer on the rear elevation. Materials and colour to match existing (provides room with more natural light).
- b. Demolition of aesthetically unattractive existing terrace entrance lobby (North, East Elevations).
- c. Construction of glazed terrace entrance lobby (North, East Elevations). Colour to match existing windows.
- d. Enlargement of existing living room window (East Elevation). Colour to match existing windows (this will enhance the living room view to the private terrace / balcony).
- e. New window to Shower room (West Elevation) to provide room with natural light and ventilation.

3. Change of Use/Loss of Dwelling.

3.1. The property is currently arranged as a flat and will remain so, therefore no loss of dwelling will incur.

4. Landscaping/Trees.

4.1. The proposed works will not affect any trees.

5. Access.

5.1. The means of access from the street will remain unchanged.

6. Refuse/ Recycling.

6.1. On site as existing.

7. Amenity Space.

7.1. The existing Terrace will be retained.

8. Privacy

8.1. Neighbouring properties will not be affected by this proposal. No increase in overlooking will occur due to alterations to dormer, lobby and living room window.