

**DESIGN & ACCESS STATEMENT**

13/04/18

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**1.0 Access.**

1.1 The existing access arrangement to the property will be retained.

**2.0 Design.**

2.1 The property is in the Redington/Frognal Conservation Area. It is not listed or of historic significance

2.2 There are already consents for various alterations to the existing property

2.3 There is no adverse impact on the amenity of the adjoining owners with regard to: sense of enclosure, daylight, sunlight, and view.

2.4 Privacy will be afforded by the incorporation of an 1800mm high obscure glazed screen (set on the party wall line) for the benefit of both adjoining owner and the occupants of the property.

2.5 The proposed extension has no impact on the public realm, being at the rear of the existing dwelling, and not visible from the street frontage

2.6 The proposed extension will enhance the use and flexibility of the dwelling for its occupants

2.7 The proposal is to make use of an existing rear flat roof area, as a terrace accessible from the bedroom spaces at that level

2.8 The required guarding will be effected by simple glazed panels, modern in design, and sympathetic to the modern character of the host building