

Design and Access Statement.

09/05/19

1.0 Access.

- 1.1 There is no change to the existing access to the dwelling.
- 1.2 The access to the shed will be at grade

2.0 Design.

- 2.1 The existing rear elevation will be altered at lower ground floor level only, and will not be visible from the public realm
- 2.2 The proposed alterations to the existing fenestration will have no adverse impact on any adjoining owner in terms of enclosure, daylight, sunlight, and amenity.
- 2.3 The existing fenestration is randomly disposed in the rear facade, as will be the new insertion
- 2.4 The new openings will have skewback brick arches to match the existing and any remedial work to existing openings will be carried out in matching brickwork.
- 2.5 The proposed fenestration will provide improved natural lighting to the interior of the property to the benefit of the occupants.
- 2.6 The proposed development will take place on an existing site and will therefore be sustainable in respect of continuing the use of existing amenities and utilities.
- 2.7 The proposed shed will be clad in traditional timber boarding with traditional timber glazed door and window elements.
- 2.8 The shed will be located to the rear of the existing garden and will be completely screened by the existing two storey blank wall of the adjoining property to the rear.
- 2.9 The proposed shed will not adversely impact on the amenity or outlook of any adjoining owner.
- 2.10 The shed will provide flexible storage accommodation for the dwelling.