

Design and Access Statement.

10/07/19

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.

The proposal is for a change of use from a single dwelling house to create two self contained flats.

2.1 The provision of a separate extra dwelling is in line with council policy to provide additional residential accommodation within the Borough

2.2 The lower level three bedroom flat on the lower ground and ground floor and will have sole use of the existing garden and will provide a family unit in accordance with council policy.

2.3 Both flats comply with the London Standards with regard to overall floor area, and room sizes.

2.4 The proposed development will not be visible from the public realm

2.5 The development itself will be designed to be highly sustainable. It will reduce energy consumption by incorporating a high level of thermal performance, using low energy light fittings and water efficient fittings, thereby combining to reduce the carbon footprint

2.6 The existing rear elevation will be altered at lower ground floor level only, and will not be visible from the public realm

2.7 The proposed alterations to the existing fenestration will have no adverse impact on any adjoining owner in terms of enclosure, daylight, sunlight, and amenity.

2.8 The existing fenestration is randomly disposed in the rear facade, as will be the new insertion

2.9 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.

2.10 The proposed fenestration will provide improved natural lighting to the interior of the property to the benefit of the occupants.

- 2.11 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.
- 2.12 The proposed shed will be clad in traditional timber boarding with traditional timber glazed door and window elements.
- 2.13 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.
- 2.14 The proposed shed will not adversely impact on the amenity or outlook of any adjoining owner.
- 2.15 The shed will provide flexible storage accommodation for the dwelling.
- 2.16 The roof of the shed will be a green roof, to suit biodiversity, in accordance with the preference of the Council