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Design & Access Statement

1.0 Executive Summary

This application is seeking to vary condition 2 (approved plans) with the installation of a glass infill roof within the granted lightwell to create a covered courtyard for the proposed extension.

2.0 Recent Planning History

Previously consented proposed planning references **2018/5730/P, 2018/5731/L** and current planning applications **2021/4652/P, 2021/4687/L**. Important to note, no works have begun on site as yet.

3.0 Brief

Our clients have reconsidered the originally consented design over the past year noting that the courtyard would be damp and prone to collecting water due to its location and being open to the sky. This would result in making it unusable. This application proposes amendments to the consented design in response to these considerations.

4.0 Glass Roof to Extension Courtyard

The client is concerned that the open courtyard will lend itself to collecting water resulting in a damp and unfavourable space. The addition of a glass in-fill roof over the consented courtyard will address these issues while maintain the sunlight and creating a more useable courtyard all year round. The proposal is not visible from the street and does not change the appearance from the public realm.

5.0 Access

Access to the existing house and proposed rear extension have not changed since previous planning application approval. Access remains from Swain's Lane via the new pedestrian front gate proposed for security and the cobbled parking area access easement where existing wrought iron gates are to be made good.