

NW / 100602 / FH

DESIGN AND ACCESS STATEMENT

for

1ST FLOOR EXTENSIONS

at

HAZELNUT COTTAGE
ALMELEY
HR3 6LQ

For

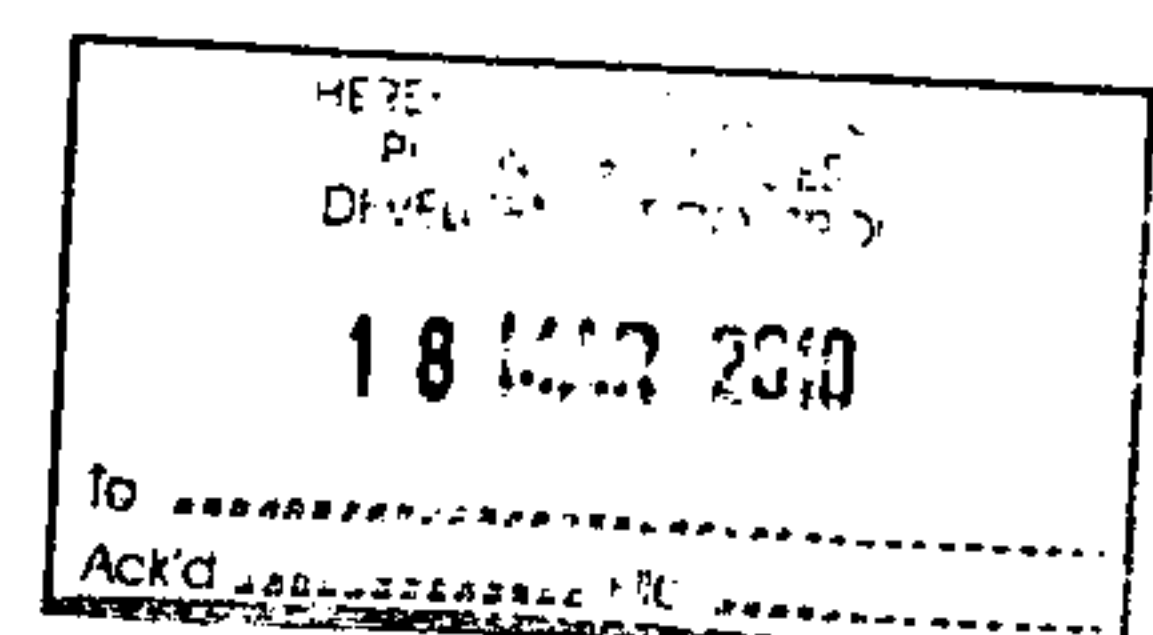
Mr D Edwards

REF: 455

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INTRODUCTION

Hazelnut Cottage is a small detached cottage with 2 bedrooms to cater for a family of 4.

PROPOSAL

The first floor extensions will be built over existing accommodation to provide another bedroom and an en-suite facility.

AMOUNT

The cottage has a floor area of 92 sq.metres with 63.5 sq.metres ground floor and 28.5 sq metres first floor.
The extensions at 1st floor level are 17.5 sq metres only.

LAYOUT

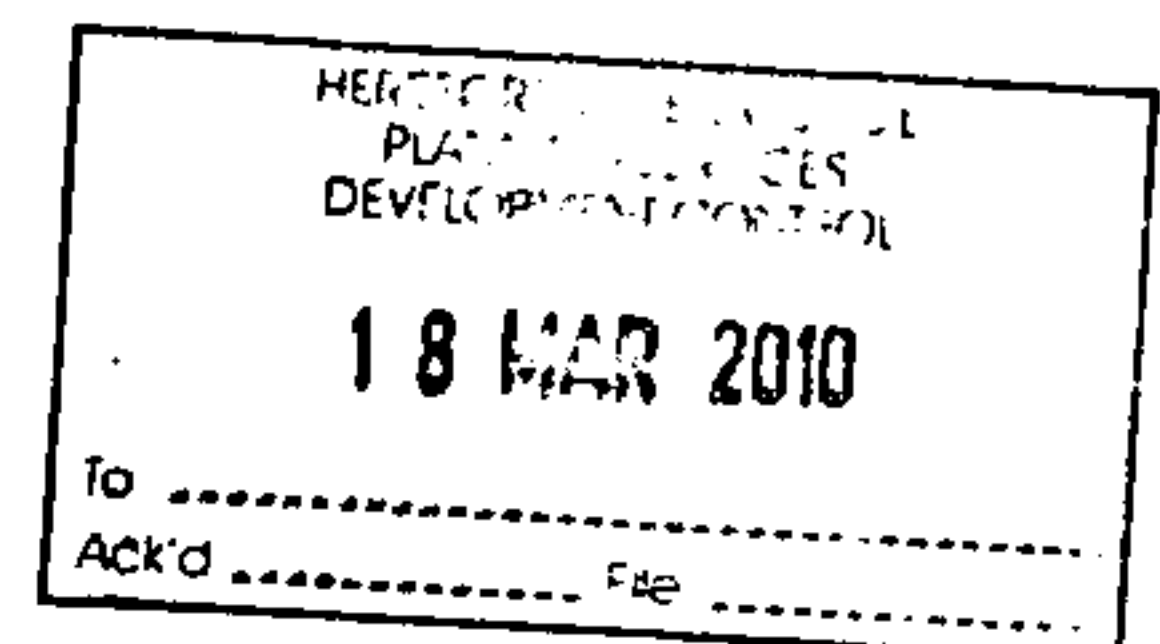
The extensions are located off the 1st floor landing and bedroom and are easily accessible from within the cottage.

SCALE

The bedroom extension is 3.3 metres out from the cottage and 3.7 metres wide.
The en-suite is 4.15 metres long by 2.6 metres wide.
The eaves and ridge heights are all sub-serviant to the adjoining cottage roof heights.

APPEARANCE

The extensions will have stained horizontal boarded walls and slate roof to match the cottage.
The boarding will have a natural finish.



LANDSCAPING

The garden areas will not be affected by the 1st floor extensions.

ACCESS

The cottage has an existing vehicular access, driveway and garage and turning space on site.

The cottage has 3 pedestrian access points with disabled access available at the west side door.

