

DESIGN AND ACCESS STATEMENT

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LAYOUT: The proposed extension makes the most of the existing building and roof space. The internal layout is designed so as to flow well from room to room.

SCALE: Since the proposed extension is mainly first floor level only, there is no additional 'footprint' added to the property. The roof of the extension is designed so as to have minimal impact on neighbouring properties and so as there is a definite define separate between the existing building and the extension.

APPEARANCE: The proposal is designed to match the existing with use of external materials to match the existing cottage.

ACCESS: There is an existing access and parking area for the property which will remain unaltered.

LANDSCAPING: There is no need to provide any additional landscaping to the property.

SE08/1425/F1

