

Design and Access Statement

Internal Alterations

Parkside Flat, Hotham Park

General

This application relates to the above description

Amount of Development

Having regarded to the characteristics of the dwelling these alterations would not affect the original building nor would this be harmful to the area. It would make the best use of space by providing a access to a vacant cellar room and allow natural light to another habitable room.

Layout

The proposed alteration would have no adverse effect on the existing dwelling, only enhancing the building. Consequently, it would not result in any detriment to existing residential surroundings, nor would it cause any overlooking or overshadowing of neighbouring properties.

Scale

The proposed window opening would be enlarging an existing opening by approximately 400mm in width.

Landscaping

N/A.

Appearance

The proposed window will match the existing windows being made of white painted timber no overlooking will occur as this is at basement level.

Use

The internal alterations as shown on plan are primarily for fire safety and access to vacant cellar room

Access

N/A

Appraisal of Context

The proposal would provide access to vacant cellar room and also help provide natural light to a dark habitable space in another room as shown on plan. It is a modest form of development that will not cause harm to the existing environment.

July 2012