

## **DESIGN AND ACCESS STATEMENT**

**Re: 10 Warren Way, Barnham, PO22 0JX**  
**WC Extension**

### **CONTEXT**

The applicant is applying for planning permission for an extension to the property for the provision of a ground floor WC to suit the needs of Master Beales (son). Master Beales has significant behavioural challenges which is making access to the existing first floor facilities hazardous, and local authority grant funding has been allocated to enable the construction of a suitable ground floor WC. The works are subject to Disabled Facilities Grant funding under the 'staying put' scheme.

### **USE**

The use of the property is as a residential unit providing family accommodation.

### **AMMOUNT OF DEVELOPMENT**

The scale of the development amounts to the construction of a WC with access from the living room. The design retains garden access.

### **LAYOUT**

The overall layout is designed to have minimum impact on the garden area and surrounding environment. There is a garden room constructed in the location at present which will be removed to facilitate the works.

### **SCALE**

The increase in internal floor area is 4.5m<sup>2</sup>. The overall built footprint is 6.9m<sup>2</sup>.

## ACCESS

Access will be from the living room with a lobby formed and a further door included to the garden.

## LANDSCAPING

No trees or hedges are proposed to be removed.

## APPEARANCE

The external brickwork will be to match the existing facing bricks and 2no Upvc double glazed windows plus a door are included.

## OTHER MATTERS

Rainwater from the new flat roof will be disposed of via a new soakaway.

Foul drainage will also be disposed of via the existing drainage system which is connected to the local authority sewer.

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