

PROPOSED EXTENSION TO UNIT HARTLEY COTTAGE DESIGN AND ACCESS STATEMENT

1.0 THE PROPOSAL

To Provide a Garden Room to the Rear Elevation in the form of Conservatory style construction.

2.0 DESIGN

The Building design is a contrast to the existing building. The Conservatory is designed to provide maximum light and as such is fully glazed. No brick dwarf walls are proposed.

3.0 APPEARANCE

It should be noted that the existing dwelling is constructed without any particular architectural theme due to its evolution and alteration over the years. As such the Conservatory style structure will not be detrimental to the buildings existing architectural appearance.

4.0 SCALE

The height of the proposed extension does not dominate the existing building height, which is two storey, with a large dormer provided.

The size of the extension does not compromise the available back garden but provides an ancillary Garden Room facility.

5.0 ACCESS

The Garden Room is accessed via the rear elevation hall.

6.0 LANDSCAPING

Minor loss of paving to accommodate the extension. No other change envisaged.