DESIGN AND ACCESS STATEMENT
FOR THE CONSTRUCTION OF
A SINGLE STOREY EXTENSION
AT
88 ST JOHNS ROAD, CUDWORTH
FOR
MR & MRS DAY

AMOUNT OF DEVELOPMENT

The proposal is for the erection of a single storey extension to form new integral garage and kitchen area

LAYOUT

The development form will be residential in nature

SCALE

The dwelling will be at a scale in keeping with the existing residential area which is comprised of a mix of bungalows and two storey dwellings

LANDSCAPING

The site is an existing residential property and the gardens will be landscaped in a manner in keeping with its location

APPEARANCE

The extension has been designed to have an architectural style in keeping with its parent dwelling. It is proposed that the materials will be in brickwork to match the existing dwelling, with plain tiles to the roof

CONTEXT ASSESMENT

The surrounding area is a well-established residential rea of Cudworth and the extension is suitable in the context proposed.

COMMUNITY INVOLVEMENT

At this stage no community involvement is envisaged for this householder application

SITE EVALUATION

The site is constrained by Johns Road to the west and residential properties to the other three boundaries

DEVELOPMENT DESIGN

Following the on site analysis, context evaluation and assessment the proposed extension is a suitable and appropriate design solution for this location

ACCESS

There is an existing access from the Johns Road to the proposed extension and this leads to the adjacent highway communications network.
The access to the individual dwelling will comply with Approved Document M of the current Building Regulations.