Explanation of Works / Design and Access Statement

① Conversion of rear kitchen window to a door / window configuration. This is intended to provide a practical back door to the rear of the property. It is also intended to provide significant extra daylight to what is currently a very dark kitchen.

The new frame and door will be made from European Oak, replacing existing Idigbo.

The concrete lintel and sill will be retained for cost reasons, but the vertical concrete surrounds will be lost and the new reveals will have a mortared finish.

A step from the sill will provide access to the existing patio area.

② The purpose of this work is to extend the size of the utility room, currently too small for its primary functions.

③ The purpose of this work is to allow more daylight to enter the kitchen. Currently, artificial light has to be switched on continuously, even in bright conditions / weather.