

# AB Structural Designs Ltd

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## Design & Access Statement

2 Treetops Close, Northwood, HA6 2PL

### Use:

The current use of the property is residential and will remain as this. The proposed is a ground floor side extension with habitable roof space and front and rear facing dormers. The Design of the layout and structure has been undertaken with the guidance of the approved policy and close attention has been paid for easy conversion and access for people with disabilities.

### Amount of Development:

The existing conservatory is proposed to be demolished and a single storey side extension is proposed to be built. This side extension is the same width as approved on the previous planning application. This application is proposing to extend the single storey further back and a proposed roof space to connect into the existing roof space over the existing dwelling. The proposed ground floor extension will increase the foot print of the dwelling by 38m<sup>2</sup>

### Layout:

The layout has no effect to public routes and there has been no change to the boundary of the plot no new access to the site are proposed as the design will make use of existing access to the plot please see site plan for clarity.

### Scale:

The proposed extension is no wider than already approved. The additional that is being requested at ground floor is to fill an area that will not be used and would be better used as part of the footprint of the extension. The proposed roof over the ground floor extension has been set down from the main house so that the extension is subordinate from the main dwelling.

### Landscaping:

Any planting of trees, hedges, shrubs, plant will take place in the first planting season once construction has finished. A landscaping scheme can be made available on request if it is required.

### Appearance:

The external appearance of the proposed extension will closely as possible match the existing dwelling.

Prepared by

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