

## **Design & Access Statement**

### **1 Briarwood Drive, Northwood, HA6 1PJ**

No 1 Briarwood Drive, Northwood, HA6 1PJ is a semi-detached house, with an existing single storey attached garage to the side.

The owner is looking to convert the garage into living accommodation and to extend the rear of the garage out level with the rear of the house. The reason for the extension is to assist with their needs as the applicants get older. The proposal would make the house a more usable friendly living space, and help make better use of natural light.

The front door has been redesigned to make it easier for wheelchair access.

The rear patio has been extended out in line with the rear of the existing conservatory to allow for a patio for use by a wheelchair.

Whilst part of the garden is in Flood Zone 2/3 (the bottom of the garden), the top of the garden is at a higher elevation of point and is in Flood Zone 1. The proposed development is well within Flood Zone 1. This can be seen in the Flood Zone report forming part of this application.