DEVELOPMENT
SERVICES
17 JUN 2008
RECEIVED

DESIGN & ACCESS STATEMENT

RELATING TO:- PROPOSED REAR SINGLE STOREY EXTENSION AND RELOCATION OF EXISTING DOUBLE GARAGE AT 11 CHUERCHST. TWYCROSS, LEICESTERSHIRE.

This proposal supersedes the original 2 storey version which was considered unsuitable for the location , and due to its overbearing impact on property.

The new proposal is a single storey extension and the relocation of the double garage to the rear of the site.

The external walls are either of cavity construction or solid with internal dry lining. Both versions to comply with u value of 0.30
The outer leaf is of matching brickwork.
The roof is a duo-pitch type with matching tiles and latest roof insulation.
The windows are all double glazed and with wooden frames to match existing. ("Fensa" regs. apply IE. U= 1.8)
A low threshold access is to be provided.
All new rainwater goods to match existing.
All new light fittings to be energy efficient types (garage also)

Garage:-
The relocated garage is to replicate the existing, where possible existing materials to be re-used (ie. Roofing tiles, facing bricks and garage doors,)
Walls 190 solid min. (matching facing bricks and duo-pitched tiled roof.)
All new rainwater goods to match originals.

NB the new position of the garage should facilitate a better turning area within the site to allow vehicles to vacate site forwards.

All materials and workmanship to be of good quality throughout.

15/6/2008

K..W.Greatorex on behalf of Mr.& Mrs. Gilbert

