

# DESIGN AND ACCESS STATEMENT

FOR

PROPOSED PORCH TO REAR WITH BALCONY OVER

AT

NEWLANDS COTTAGE  
NEWLANDS ROAD  
CLOUGHTON  
SCARBOROUGH



EXISTING STREET VIEW

FOR

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KIDA  
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## CONTEXT

It is proposed to construct a porch to the rear elevation with a balcony over. The balcony would allow the owners to take advantage of the setting sun on occasional evenings.

A new timber French door would replace the existing bedroom window and would provide access to the proposed balcony.

Steps from the proposed balcony would provide access to the garden.

The existing retaining wall would be taken down and would be rebuilt in new position using the reclaimed stone from the existing wall.

The timber boarding to the rear elevation (west) would be replaced with coursed natural stone to match existing.

## AMOUNT OF DEVELOPMENT

The porch floor area is 7.733 meters.

## LAYOUT

The layout is as shown on plans.

## LANDSCAPE

No landscaping is proposed



## ACCESS

The access is as existing.



EXISTING REAR ELEVATION