

Date. 02/05/2012

Design & Access Statement

prepared for

PROPOSED SIDE EXTENSION TO GREYSTONES, ESKDALESIDE, GROSMONT, WHITBY**EXTERNAL MATERIALS**

All alterations to the external wall leaf will be of stonework similar in appearance to the existing.

All alterations to the roof finish will be of a similar material & colour to the existing.

The new chimney to the side extension will be of stonework similar in appearance to the existing, with matching dimensions & profile

The external windows & doors will be of a matching material, colour & style to match the existing.

CAR PARKING

The existing parking provision to the dwelling will be unaffected by the works.

PEDESTRIAN APPROACH

The existing pedestrian approach provision to the dwelling will be unaffected by the works.

DWELLING ACCESS

A new pedestrian access to the dwelling will be provided within the extension area.

The new dwelling access to the rear of the property will provide a step of approximately 150mm into the dwelling to suit the existing ground & internal floor levels.

INTERNAL CIRCULATION

An existing internal stair is provided linking the ground level to the first floor level, this will be retained in its current form

All new doors will provide min 800mm clear width on opening

SANITARY PROVISION

A new wc will be provided with the extension area, this will be part of the lobby/Utility entrance created.

The first floor level provides new main bathroom accommodation within the existing dwelling.

The new Bedroom provided within the extension will be provided with En Suite facility

SERVICES

All switches & sockets will be positioned between 450 – 1200mm above internal finish floor level as appropriate.

