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**PROPOSED GARDEN ROOM AT 104 BEECH BANK
WADDINGTON, BB7 3HS**

DESIGN & ACCESS STATEMENT

Design

Ref. 428/1

The design has been to fit seamlessly in with the building plan and to be in keeping with the area as it is close to the church of St Helen's, Grade1 Listed, and is an end of terrace property with boundaries on two roads.

The proposed extension is single storey to be constructed to the rear wall of the dining room and the side wall of the kitchen. The external access is via a rear door on the rear wall of the extension. There will be folding doors which egress onto an existing patio.

The construction is to be blue slate roof on a hip with a valley gutter between the rear wall of the dining room and the new garden room. The new roof will abut the existing kitchen roof with a valley gutter to each side, stone random rubble walls to be in keeping with the existing house and area.

The glazed area of the garden room and buy-folding doors to the patio look out on to the garden, patio and rear yard.

Access

There are two existing accesses to the property, by a pedestrian gate from Bell vue Lane and at the rear from the Beech Mount track via double gates. These accesses will remain and no other access incorporated.

The internal access to the garden room will be from the kitchen only.

The present access from the rear yard area to the existing property is via a back door to the kitchen. This door will be removed and left open between the kitchen and the new garden room and opening up the area.

There will be a new back door constructed to the yard area in the new rear wall of the garden room.

There will also be folding doors to the existing patio from the end of the garden room. See drawing: 428/1/2.

Jeff Marshall