

Design & Access Statement

Proposed single storey kitchen extension

Location

The location of the works is 19 Charlotte Street, Chapeltown, BL7 0ES.

Description

The proposed works include a single storey rear kitchen extension and minor internal alterations. In addition the works include the removal of an existing out-house and stone boundary wall and gate.

Use

The proposed extension will serve as a kitchen extension to the rear of the domestic property.

Amount

The proposed extension is 4.2 m x 4.2 m. The height at the front of the extension is approximately 2.2m and 3.86 at the highest point of the lean to roof. The new dwarf boundary wall is approximately 620mm high.

Layout

The extension is located at the rear of the existing property. Internally the kitchen will be an open space with minor alterations to open up the existing kitchen into a lounge/dining room.

Scale

The scale of the extension will match number 21, who have had the same extension constructed which is in keeping with the existing property.

Appearance & Materials

The roof will be finished in tiles to match those on number 21. Walls will be stone to match the same. Windows, doors, rainwater goods and fascia boards will be formed in uPVC(brown).

Access

No alterations to the existing access arrangements.