PLANNING
PLAN No. A3c/0112/09
30 MAR 2009

Design and Access Statement for 55 Greenways Crescent:

Privacy
The development does not increase overlooking of neighbouring properties. New windows and glazed doors in the side elevation will have obscure glazing.

Daylight
The new rear extension is only 300mm forward of the extension at No. 53. This is to make the new kitchen and living rooms a practical size, to allow for the use of standard kitchen cabinets and reduce wastage when fitting floor finishes. The two-storey extension to the side and rear is confined to the north side of the building to avoid casting shadow in the garden of No. 53.

Parking
If the crossing can be increased by one and half stones, two car spaces can be maintained.

Appearance:

Side Extension
The proposed side extension is set back and single storey at the front so the extension appears subordinate to the existing house. The roof is hipped to match the existing roof.

Porch
The porch has been designed to suit the existing house.

Windows
It is intended that all the existing windows will be replaced and will match the original configuration of metal windows still seen in one of the houses in the road. Rooflights have been proposed where natural light is not available any other way.

Access:
Doors into the house from the garden will have flush threshold. The new bedroom and shower room at ground floor have been designed for wheelchair access with wider doors and turning circles of 1500mm diameter.

SK 23 March 2009