RICS

KEL Commercial Ltd

8.0 Design and Access Statement

USE

Elreg House is currently run as rest Home under it's C2 class order use. It is not a listed building or in a conservation area.

AMOUNT

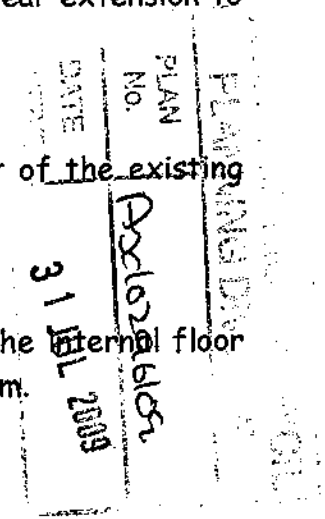
The proposal seeks to gain approval for the rebuilding and extending of the single storey side/rear extension to create an additional 2no. bedrooms with en suites and other ancillary facilities.

LAYOUT

The proposed extensions are to the side/rear of the existing property and the internal layout of the existing building will not be fundamentally altered.

SCALE

The scale of the project is to provide two extra bedrooms and other facilities by increasing the internal floor area by 101.1m2. The maximum height of the extension to a slightly raised ground level is 2900mm.



LANDSCAPING

Patio and grassed area's will be retained/created as per the plans. New trees/hedges will be planted to the south and west boundaries with a variety of shrubs. These will complement the recent renewal of all the boundary fences.

APPEARANCE

The external facing materials of the extension will match the existing. All windows and doors will be white UPVC in a style to match any existing. The flat roof will be laid with felt and 3layers of spa chippings.

ACCESS

Access to the new extensions will be via level internal corridors with improved external access via new ramps and steps from a raised ground level.