

Signal Rock Design and Access Statement

Existing Layout

The rear extension comprises of a single bedroom, a shower room and an area outside the house that is a concrete floored lean to. The extension is built of single block, has no damp proof course and no insulation. The extension is rendered and painted and has two uPVC double glazed windows.

The rear facing lounge window is double glazed uPVC.

Proposed Layout

The proposed replacement extension will increase the external footprint of the building by 0.5m. It will be rendered and painted and there will be two uPVC double glazed windows. The internal space will be rearranged to allow for a bathroom and a double bedroom with walkthrough cloakroom and office space.

The area between the existing rear extension and the adjoining property currently contains two large redundant rain water storage tanks. It is proposed to remove the storage tanks and extend the roof of the extension across to enclose this space to provide an additional bedroom and an ensuite for the master bedroom.

The rear facing lounge window will be replaced by French windows.

Access

Access will meet all aspects of Building Regulations.

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