

# **12524 Beeswing, Elsdon, Otterburn, Northumberland NE19 1AP**

## **Design and Access Statement**

### *01. Introduction*

*This Design and Access Statement has been produced to assist in the understanding of the scheme as part of the householder planning application. Read in conjunction with the associated drawings package and supporting documentation, it is hoped that it will outline the design and approach taken to assist in the understanding of the scheme in the context of the proposal.*

### *02. Site, Use and Background*

*The existing house and associated gardens form part of an existing holiday let property for the applicant*

*The existing buildings are of traditional natural stone construction with natural slate roofing.*

*The existing site forms part of the existing farmland. The site has moderately level topography.*

### *03. Design Statement*

*The proposal is to construct a single-story side and rear extension to modernise the existing property bring it in line with current demands and industry standards.*

### *04. Appearance, Materials and Construction*

*It is proposed to construct the extension from traditional building materials as follows:*

#### *Material proposals –*

*Roof: Natural Slate*

*Eaves: Boxed – PVC - Black*

*Rainwater goods - Black PVC*

*Waste pipework – Black PVC*

*External walls – Natural Stone & Timber cladding (materials to be confirmed)*

*Windows – PVC double glazed*

*Doors- Aluminium*

### *05. Access Statement*

*In accordance with the requirement to formally state how access has been considered through the design process, this is to confirm that the proposed works will provide in proved access to the site and level access to the property.*