

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 original 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. The application for this proposal was submitted and approved previously (application reference: 19NP0004).

The current proposal, for which this additional application is for, is to construct an additional side extension to accommodate the boiler that will serve the property.

04. Appearance, Materials and Construction

It is proposed that the additions will be constructed from the building materials as follows:

Walls - Timber cladding to match previously approved extension

Roof - Felt roof

Eaves: Boxed – PVC

Black Rainwater goods - Black PVC

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 improved access to the site and level access to the property.