

9,CHAUCER ROAD, ROYSTON, HERTFORDSHIRE,SG8 5AP

DESIGN AND ACCESS STATEMENT

The proposal is to refurbish and extend an existing unexceptional residential building to maximise the layout & amenity while using the investment to fully enhance the appearance.

To achieve this goal the specification will include materials to match the existing with improved proportions for all windows & doors

Subject to Planning approval for this application it is proposed that the front of the site be excavated and laid out in permeable pea shingle set in “egg crate frames” with brick on edge border.to further enhance the appearance and surface drainage.

The full refurbishment will allows for the house layout, services and utilities to be fully updated. Building Regulations standards will be exceeded in terms of insulation and energy efficiency

The building will be fully compliant with disabled access requirements (with level access all round) to meet the provisions of the Equality Act 2010 and the provisions of Building Regulations Approved Document M.