

DESIGN AND ACCESS STATEMENT
84 GARNSGATE ROAD

84 GARNSGATE ROAD SITS ADJACENT TO A NATURE RESERVE AND HAS LARGE GARDENS. WITH THIS IN MIND THE DESIGN LOOKS TO INCORPORATE THESE EXISTING ASSETS FOR THE GAIN OF THE END USER OF THE PROPERTY. THE PROPERTY WILL BENEFIT FROM A FULLY GLAZED OAK GABLE END TO THE NORTH FACADE, OVERLOOKING THE GARDENS AND NATURE RESERVE. IT WILL BE CONSTRUCTED ON THE OTHER SIDES IN MATCHING BRICK. THE OVERALL SPACE THE PLOT POSSESSES LENDS ITSELF PERFECTLY TO BECOMING A LARGE FAMILY BUNGALOW. THE PROPOSED EXTENSION TO THE EAST ELEVATION ADDS A THIRD BEDROOM TO THE PROPERTY ALONG WITH EN-SUITE AND DRESSING ROOM. BUILT IN A MATCHING BRICK TO THE EXISTING PROPERTY IT WILL BLEND WELL INTO THE STRUCTURE.

CARE HAS BEEN TAKEN TO ENSURE ANY NEW STRUCTURE IS BUILT A CONSIDERABLE DISTANCE FROM ANY TREES THAT HAVE TPOs ON THEM.

THE ACCESS ONTO THE SITE WILL REMAIN IN SITU AND USED AS BEFORE. THE SITE BENEFITS FROM ITS OWN DRIVEWAY DIRECTLY OFF THE HIGHWAY AND ONTO THE PROPERTY.