

Date 1<sup>st</sup> April 2011

Client: Mr & Mrs B Pollard  
50 Longcroft Gardens  
WGC

**Project: Proposed Rear Conservatory at the above address**

## **Design & Access Statement**

Situation: The dwelling is situated on a quiet residential development of the town.

Specification: Conservatory to be erected in the rear garden of the unit as shown on plans & elevations. Full damp proof base. Storm water to soak away. White double glazed UPVC sealed units with toughened safety glass. Glass roof.

Justification: The proposed conservatory development will provide valuable additional living space for the client as well as giving a light, airy and warm garden room for their enjoyment. It will be fully contained within the client's private garden.

Design The proposed development has been designed to enhance the appearance of the property and the materials have been carefully chosen to blend with the existing. The wall adjacent to the nearest neighbour will be brick with fixed high level windows in obscure glass to eliminate overlooking.

Access Access facilities will be to the standard of the existing property or better.