

Design and Access Statement

This document serves as the Design and Access Statement for the proposed development at 33 Ravens Crescent, Dewsbury, WF13 3QG. The development plan includes the construction of a Dormer Window with Hip to Gable Wall, a Single-Story Rear Extension, and a Porch. This statement accompanies the planning application for the aforementioned property.

Access Statement

1. Introduction

This access statement is prepared by Euro Engineering Consultants Ltd to accompany the planning application for the proposed development at 33 Ravens Crescent, Dewsbury, WF13 3QG. The proposal includes the addition of a dormer window with a hip to gable wall, a single-story rear extension, and a porch.

2. Design Considerations

The design has been carefully considered to ensure it is in keeping with the character of the existing property and the surrounding area.

Dormer Window with Hip to Gable Wall:

This modification aims to enhance the aesthetic appeal of the property while providing additional attic space. The design ensures minimal visual impact on the street scene.

Single Story Rear Extension:

The extension is designed to provide additional living space, with careful consideration given to the impact on neighboring properties. The use of matching materials will ensure a seamless integration with the existing structure.

Porch:

The addition of a porch will enhance the frontage of the property, providing both aesthetic and practical benefits.

3. Access and Inclusion

The proposed development has been designed with accessibility in mind:

- The design of the single-story rear extension includes considerations for potential future adaptation for disabled access.
- The porch will be designed to ensure ease of access, with threshold and door width considerations for wheelchair access if required.

4. Materials and Construction

Materials for the proposed development have been selected to complement the existing property and surroundings:

- Use of materials that match or closely resemble those used in the existing building.
- Sustainable and locally sourced materials will be preferred to minimize environmental impact.

5. Conclusion

The proposed development at 33 Ravens Crescent is a thoughtful and considerate design that seeks to enhance the property's functionality and aesthetic appeal while respecting the character of the surrounding area. The design takes into account accessibility and sustainability, aiming to provide a positive addition to the neighbourhood.

We trust that this access statement provides a clear understanding of the proposed development and its considerations.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

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Euro Engineering Consultants Ltd