



## DESIGN AND ACCESS STATEMENT

**Proposal:** DEMOLITION OF EXISTING REAR EXTENSION AND ERECTION OF PART SINGLE-STOREY AND PART DOUBLE-STOREY REAR EXTENSION.

**Address:** 14 ROSEWOOD ROAD, M9 6QJ

**Date:** 10/02/2023

### **The Property**

The building is currently a 3-bedroom semi-detached house, with a single storey rear extension. The proposal is for the demolition of the existing rear extension and erection of part single-storey and part double-storey rear extension. Due to a growing family, the applicant needs an additional bathroom. See Architectural drawings submitted with this application.

### **Materials**

The materials to be used shall match the existing building's materials. The external doors, windows, and roof tiles shall match the existing.

### **Flood risk**

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa  
Snr QS and PM  
Mason and Marlowe Ltd