

## **76 CAERAU ROAD- DESIGN AND ACCESS STATEMENT**



### **PROPOSAL:**

Single storey side/front extension to the rear of the existing garage and the addition of a pitched roof to the existing garage together with alterations.

### **CHARACTER:**

The application site relates to an existing 3/2 storey former dwelling operating as solicitor's offices. The existing garage is used for storage of files for the business. The proposed extension would provide a covered link to the garage whilst also allowing upgrades to the general fabric.

The application building is not located within a conservation area and is not listed.

### **ACCESS:**

The proposed extension would not alter the access for customers to the site which is via the main access door to the front of the site. The proposals would provide staff with a new rear secure access to the site via key fob.

### **MOVEMENT TO, FROM AND WITHIN:**

The movement to from and within the site will remain as existing with level thresholds throughout.

### **COMMUNITY SAFETY:**

The proposed extension would bring the extension closer to the rear elevation providing more passive surveillance. The closing up of the access alley from the front to the rear which would reduce chances of antisocial behaviour or criminality when the offices are closed.

### **ENVIRONMENTAL SUSTAINABILITY:**

The proposed building will be finished to modern building regulation, and the existing garage will be upgraded to ensure it also meets current building regulation standards.