



G Fawcett,
26 Manor Drive,
Elloughton,
HU15 1JA

Design Access & Heritage Statement

Project

SINGLE STOREY EXTENSION TO THE REAR



Location

21 PLANTATION DRIVE EAST

HULL, HU4 6XB

20/12/2020

Existing

The property is within an area mostly comprising detached/semi detached properties of varying styles of both frontage and rear.

The rear of the property is not visible from any roadway.



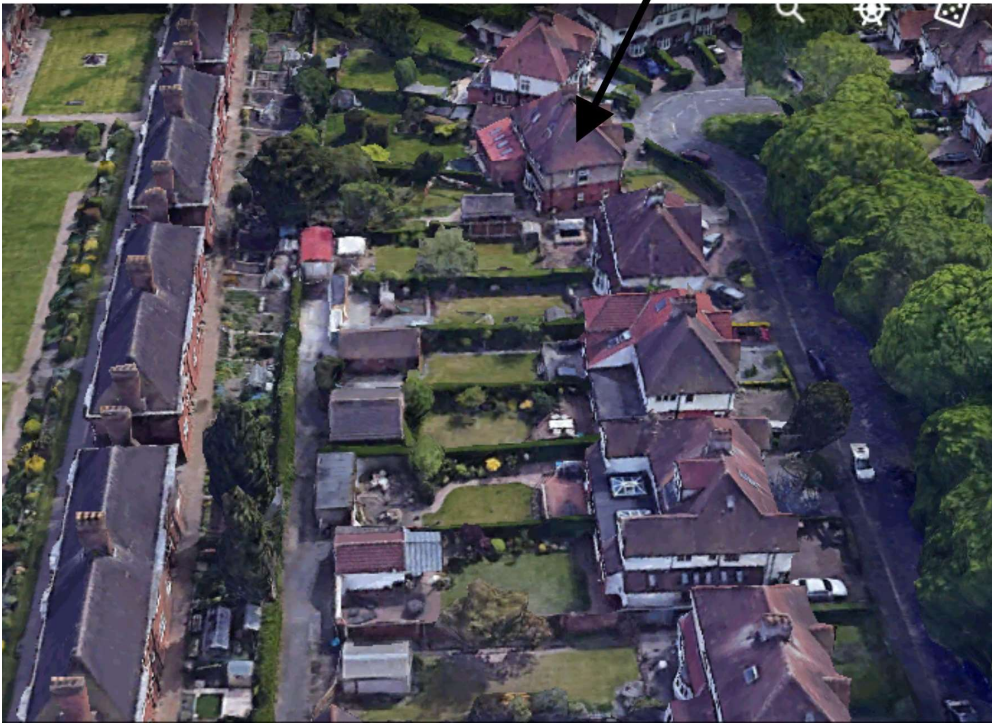
Existing Rear

Indication of adjoining extension

21 Plantation Drive East



21 Plantation Drive East



Proposed

The proposal is to

- remove the existing bay window
- to create a new opening on the side elevation and install a window in the utility room
- to remove the existing garage
- to construct a single storey pitched roof extension in brickwork/slates to match the existing and install glazing as shown on the plans

Access

The proposed retains all existing means of access to the property. No additional access is proposed. No modification to existing is proposed. Off road parking is available for 3 cars.

Design

The proposed is in-keeping with the general design characteristics of the property and development of other properties of the area.

Heritage

The proposed retains all current characteristics of the property and is in-keeping with the glazing of both the immediate vicinity, and the area.

None of the proposed development is visible from the roadway.

References

Reference has been made to the requirements of the following where applicable

Building Regulations.

BS8300:2001, Design of Buildings and their approaches to meet the needs of disabled people,

Code of Practice, BSI, 2001. Special Educational Needs and Disabilities Act 2001(SENDA)

Colour and Contrast – a design guide for the use of colour and contrast to improve the built environment for visual impaired people, (2001),