

Date: 10/11/20  
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# Design and Access Statement

25 Stanley Street

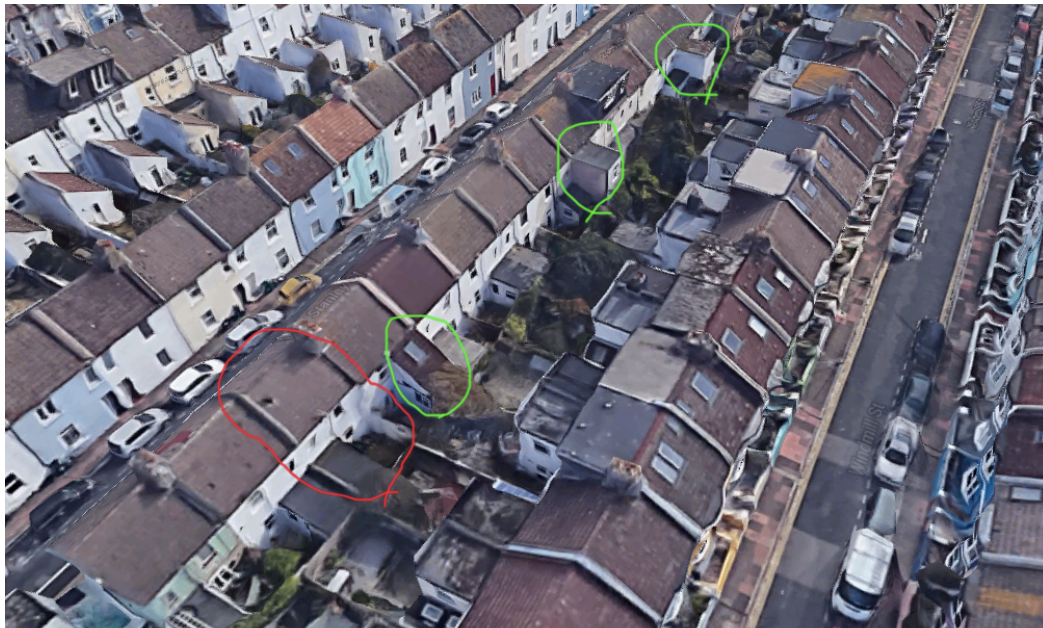


Image with the property highlighted in red and neighbouring properties with similar second story extensions highlighted in green.

## 1.0 Use

The existing property is a terraced house. The client would like to extend above an existing first story extension to make it a two-story extension with a pitched roof. The house has previously been a student rental and the clients are looking to update and improve on the existing layout by introducing at upstairs bathroom and extending the living space area. Their plans would have no impact on the size of the outside space but would increase the access to the garden making it a more usable area. The proposed extension will have a pitched roof to decrease the visual and physical impact on the area.

## 2.0 Amount

The new extension will add 6m<sup>2</sup> of extra floor space

### 3.0 Layout

The new layout of the property will increase the size of the kitchen living area and allow for dining space. It will also create a more usable link to the outside space. The upstairs bathroom will provide better access from the bedrooms in the property.

### 4.0 Scale

The scale of the development is small as it doesn't increase the footprint of the property. The pitched roof will further decrease the impact on the surrounding area. The only window that will be affected by any loss of light is the small hallway window of the north neighbouring property, 26 Stanley St. The pitched roof will limit the loss of light and the window also isn't into a habitable room.

### 5.0 Landscaping

No impact will be made on plants or gardens.

### 6.0 Appearance

The existing property has a rendered and painted finish and this will be continued in the walls of the extension. The pitched roof will be tiled in keeping with the original roof of the property.

### 7.0 Sustainability

Waste materials will be kept to a minimum by reusing or recycling them where possible. The materials used to build the development including double glazed window and door units will be used to increase the thermo efficiency of the property.

### 8.0 Summary

The extension will enhance and improve the house by creating a more intuitive layout and increasing the living area.