

Design and Access Statement

Stavilands. Kingswood Road, Hillesley. GL12 7RB

Background

Stavilands is a five bedroom house, consisting of a plain tiled roof, painted render walls and white uPVC windows and doors.

In October 2017, under application reference S.17/2431/HHOLD, planning permission was granted for the addition of a single storer rear extension. These works have not been carried out.

Proposal

The proposed design falls into two elements:

i. Rear Extension.

With a footprint slightly smaller than the 2017 scheme, the applicants are keen to increase the size of the ground floor living space by bringing the rear ground floor wall in line with the current study wall. By doing this, the internal sitting room would receive more direct sunlight - at present, the sitting room is shaded by the cat slide roof of the west elevation.

In turn, the existing rear roof would be extended downwards to meet the ground floor's external wall. This continuation of roofline would be a continuation of the existing cat slide roof. Two additional rear facing dormer windows are added, to match the existing dormer, and would provide additional space in bedrooms 3 and 4. This increase in bedroom size would then provide enough space for the inclusion of homework desks for the applicants' two daughters.

ii. Changes to Fenestration and External Wall Colour.

As part of a general upgrade, the applicants wish to paint the existing yellow rendered walls. A cream colour is proposed.

The current white uPVC windows are reaching the end of their lives and the applicants wish to replace them with off-white uPVC windows. These new windows would include narrow horizontal glazing bars which would be more in keeping with the traditional windows of neighbouring properties.

Access

Flush access would be maintained throughout the extension. All other access routes are unaffected.

Prepared by SE Architecture.

March 2021.