

Proposed two storey side extension to
No. 97 High street, Aylburton, Lydney



Use

The property is located along the A48 within the conservation area of Aylburton, Lydney. Refer to drawing 1587-P-100 for the site location plan.

The existing use of no. 97 High Street is Class C3 (residential). The property was built approximately 20 years ago.

The proposal is to add a two storey extension to the side of the property to create much needed home office on the ground floor and a larger master bedroom to the first floor.

Layout

The proposed layout for the ground floor is to convert the existing kitchen and dining room into an open plan kitchen / diner. Off the dining area will be the much needed home office extension. The Office extension will benefit from a window to the north west elevation and a double door to the south east elevation onto the garden.

The proposed layout on the first floor is to convert the existing master bedroom into a large dressing area and relocate the bedroom into the new extension.

Amount

The approximate existing gross internal floor areas are as follows:

Ground Floor = 69m²

First Floor = 64.7m²

Total GIFA = 133.7m²

The approximate proposed gross internal floor areas are as follows:

Ground Floor = 82.5m²

First Floor = 78m²

Total GIFA = 160.5m²

Scale

The size and scale of the proposal has been design to sit comfortably within the site. The proposed Ridgeline of the extension sit well below the Ridgeline of the existing property.

The proposed external doors and windows will be in keeping with the adjacent properties.

Appearance

The design intension is to blend the new extension in with the existing building and therefore the pallet of materials will be to match the existing to ensure the extension compliments the existing property and isn't over bearing.

The proposed external walls will be rendered to match the existing. The windows, doors fascias and soffits will also match in with the existing. The roof tiles are to match the existing.