

# DESIGN AND ACCESS STATEMENT page 1 of 3

20130 – 10 The Lawns, Bowdon  
Rev 20130\_501\_DAS\_13.10.2021

## INTRODUCTION

This statement has been prepared on behalf of our clients Mr & Mrs Garside in support of an application for planning permission for alterations and extensions to 10 The Lawns, Bowdon, WA14 2YA.

The purpose of this statement is to provide a brief description of the site and its context and introduce the principles of the design.

## SITE CONTEXT

The site is located in a residential area which is characterised by predominantly two and three storey dwellings on green streets lined with mature trees and tall, dense bush boundaries. The site falls within the Bowdon Conservation Area.

The application site is located on the corner of The Lawns and Belgrave Road. The plot is almost triangular in shape and covers an area of approximately 0.67 hectares.



## EXISTING BUILDING

The existing building is 3 storeys plus a basement with split level floors. It is constructed in red brick with white painted windows and details, and grey tiled roofs.

At present, the layout of the dwelling does not make the most of the useable rooms and is not fit for the continuing future occupation of the house. The kitchen is on the first floor which is impractical and in hand reduces the use of the garden. In addition to this, the arrangement of the staircase further complicates the flow of the circulation.

## PREVIOUS PLANNING APPLICATION HISTORY

A planning application was submitted to future proof the building for the applicants by removing the existing staircase and replace it with a lift and staircase that will efficiently and elegantly improve the accessibility of the house for the current occupants.

The positionings of the windows on the staircase allow plenty of light into the landings while ensuring minimal overlooking to the neighbouring properties.

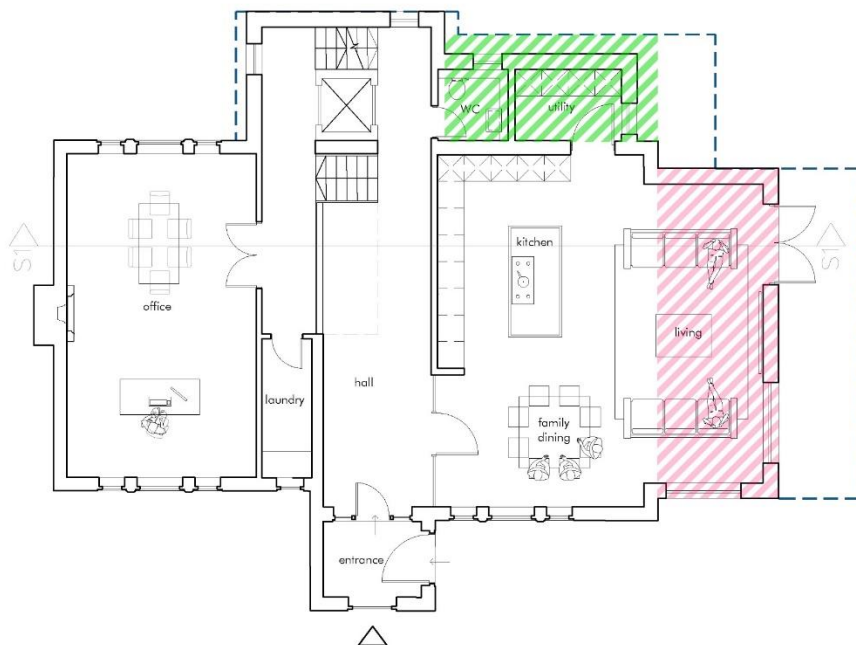
The kitchen and dining area will be relocated to more practical position on the ground floor with a single storey extension to the north side opening into the garden. A secondary kitchen/utility room will adjoin the kitchen as a single storey extension to the West.

The relocation of the kitchen/dining to the ground floor allows the lounge and second bedroom to move to the first floor.

This application was granted in June 2021 (ref:103094/HHA/21)

## THE PROPOSALS

The current proposals look to slightly amend the current planning approval. By removing the currently unbuilt single storey extension (red hatched area) to the North of the building and slightly increasing the approved size of the utility and wc area (green hatched area).



The three-storey side extension previously approved remains as part of the current proposals. Overall, these proposals reduce the amount of built form that can be built as per the existing planning approval.

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Both extensions will use red brick and the lift extension will have a hipped pitch grey tile roof to stay in keeping with the character of the area. The brick detailing of Vousoir headers also reflect those of the existing building and the architectural detailing found within the immediate vicinity of the conservation area.

There is not any intention for any removal of the existing trees within the site. However, there may be some instances where the proposals may extend into the root protection areas. Any works within these areas will be undertaken with arboricultural supervision and likely to require specialist techniques such as hand digging or piling in order not to damage any tree roots. Protective measures will be put in place around any trees within the vicinity of the construction works to further protect the trees from any harm.

### **CONCLUSION**

Care has been taken to create a well-considered design that has minimal impact on the surrounding context. The proposal will improve the accessibility of the existing dwelling and create a home that can adapt to the needs of modern day living.