

## Design and Access Statement

19 Helmsdale Road, CV32 7DN

### Physical

The site is an existing two storey semi-detached dwelling and garden adjoined by other residential dwellings and gardens. The site currently has off street parking for 3 vehicles and this will be maintained.

It is proposed to remove the existing carport and 1960s pre-fab garage both of which are not fit for purpose and require major modernisation, including safe professional removal of a roof which potentially contains asbestos. The aim is to replace these with a side extension consisting on the ground floor of a utility room and garage. Above this there will be an additional bedroom for our second child, allowing the small nursery to be used as homeworking office space the need for which has been highlighted during the pandemic, as well an additional bathroom. At the rear of the property the aim is to create a single storey family room whilst maintaining a large family garden.

### Design

The proposals in the application seek to provide a high quality extension to the dwelling which reflect the following issues:

The extension will comply with modern standards for energy efficiency and use of a variety of environmentally friendly materials.

The proposal integrates with the character of the surrounding area through the use of sympathetic materials and quality design.

Impact on the site is minimal through the retention of the existing boundary walls and much of the existing trees, fencing etc. Visually the extension will blend in with the existing 1950s square rendered bay style window. The removal of the current carport will improve the look of the house from the front. During the planned works to the property the existing roof tiles and felt will be replaced to match modern standards and the new roof area.

To the rear of the property the single storey extension will have negligible impact on light for the adjoining property due to current landscaping and orientation of the properties. The current garage at the property reaches further into the garden and line of sight than the proposed extension and this will be removed.

### Access

The existing means of access to the site and dwelling is retained.

### Landscape

The proposed scheme seeks to retain as much of the existing landscaping and site features such as plants, to maintain its distinctive character.

Access to the dwelling will continue to be via non slip hardstanding materials.

The existing boundary fences and landscaping to the site are to be retained. This is with the expectation of the carport wall which forms the boundary (currently a wood and metal construction which will be replaced with a rendered wall).