



DESIGN and ACCESS STATEMENT for DOMESTIC EXTENSIONS, ALTERATIONS, ACCESSES AND WORKS IN THE GARDEN OF DWELLINGS.

Existing setting and design of the main dwelling, any outbuildings and surrounding development within 50 metres (For example: topography, gradients, landscape features of note, detached, semi, terraced, number of storeys, predominant external materials in the street scene)

The existing property is a single storey, semi detached mid 20th century bungalow set within a cul-de-sac location called Sherwood Walk, off Parklands Avenue. The main construction is of a brick gable wall with timber clad infill sections between the outer wall and the brick party wall. The roof is finished in concrete roof tiles and the openings fitted with white Upvc Windows & doors. Access is currently through a side entrance leading directly into a hallway with the main living space, bathroom and bedrooms off it. Side access to the rear amenity space also allows access to the rear of the dwelling. Currently, there is a pre-fab concrete mono-pitch store to the rear of the property accessed down the side of the dwelling.

The size and siting of the proposal in relation to the street scene and main dwelling and clarity of the proposed external materials, including walls, roof, windows, doors and external hard surfacing.

The proposal is to demolish the existing garage to make way for a new single storey extension. The proposal will create side / front access into a larger entrance hall. Off this access to the existing spaces within the dwelling plus the additional space that will house a utility and master en-suite. A small study / garden room will also feature to the rear of the proposal. The proposal will bring about a more modern feel and create a more user friendly family home with the much needed extra space. A clean but soft material pallet of off white render, timber cladding and a flat roof will allow the proposal to add a modern twist to the site whilst blending into the existing setting. From the principle elevation the proposal will look modest extending out the side of the existing bungalow, the main footprint of the proposal will be located on the same footprint as the existing garage with the rest covering the area currently covered by a lightweight car port.

A number of other properties along the line of bungalows have carried out similar extensions such as the attaching property to which this application relates.

Environmental Management

Glazing design will utilise the use of natural light and the proposal will be constructed to at least current building regulations standards.

Protection of privacy and impact on the living conditions of neighbours

The proposal will have no significant effect on the neighbouring properties and the local context with the appearance being in keeping with its surroundings. The proposal will be located over the footprint of the existing garage & carport and therefore will not impact the neighbouring property anymore than currently stands.



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