

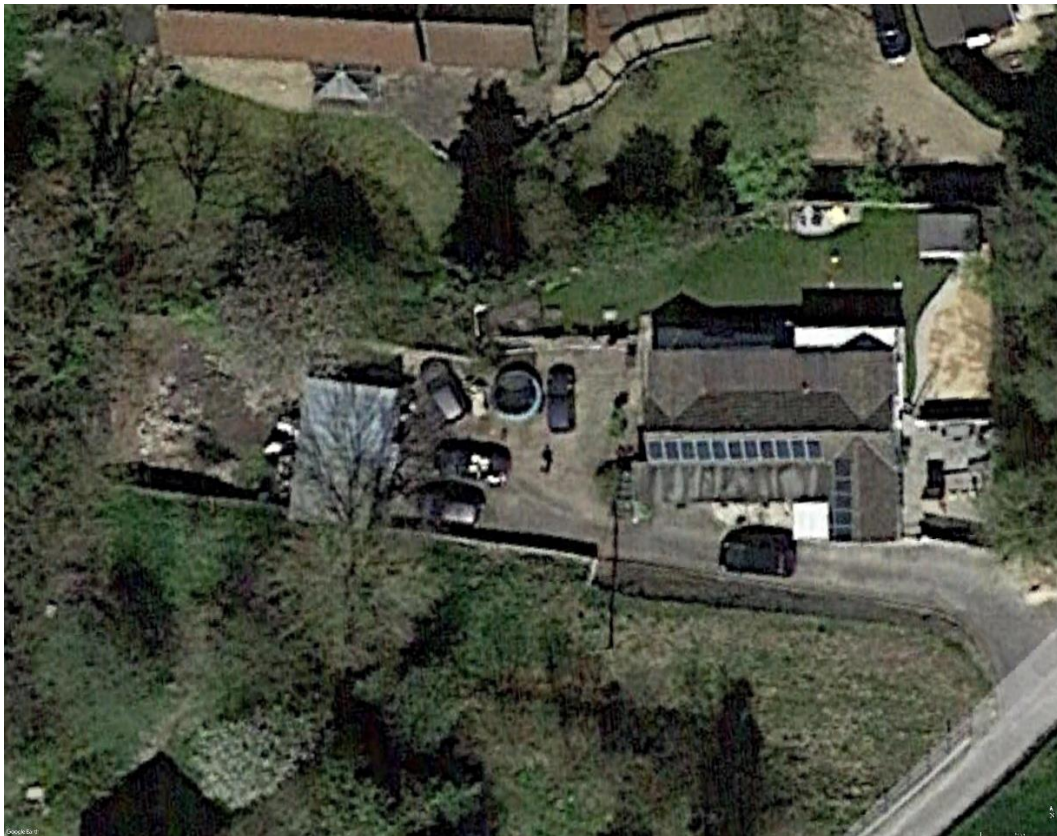
## DESIGN and ACCESS STATEMENT to accompany Householder Planning Application for First Floor extension to detached dwellinghouse

Reference:- SHVC

Project: - First Floor extension to detached dwellinghouse.

Location: - Shalamar, Harris View, Coleford, Bath, BA3 5NP

Shalamar is located on the north side of Highbury Street in upper Coleford, at the bottom of Harris Vale, which is a cul-de-sac. The detached dwellinghouse was created post World War II from the conversion and rebuilding of three former miners' cottages, and has a detached double garage in close proximity on the west side, with hardstanding for car parking accessed from a private drive off Harris View. There are gardens to the side and rear of the property, mainly laid to lawn and paved patios.



*Fig. 1 – aerial photograph of Shalamar as existing*

### THE DESIGN BRIEF

The owners of Shalamar have a young family with three children, and in addition Mrs White's parents live with them, occupying the east end of the property. The family currently occupies four bedrooms and they would like to extend the property in order to provide each child with their own space, plus convert one of the east end bedrooms to a living room for Mrs White's parents.

Although there is space for an extension on the west side of the building, currently utilised as hardstanding for car parking, this would lead to a sprawling development and would not address other issues. The family also wishes to demolish the existing garage and provide a new one sited nearer to the west boundary – this will be the subject of a separate planning application.



*Fig. 2 – accurate computer model perspective showing existing dwelling from south east*

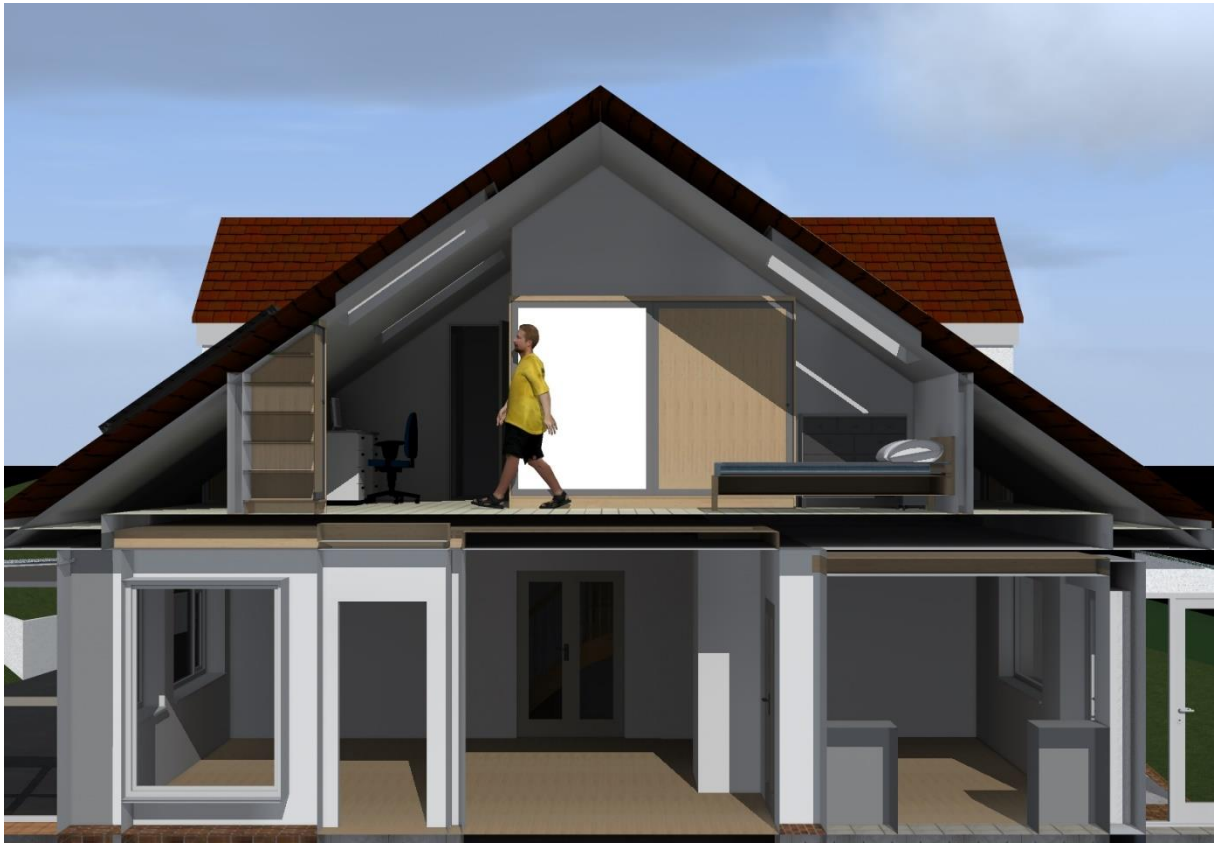
The proposed First Floor extension will tie together existing roofs in a chalet bungalow style development, and provide three bedrooms and a bathroom with new staircase access at the west end, with external fire escape door to the stair lobby.



*Fig. 3 – accurate computer model perspective showing proposed First Floor extension*

New gable ends and dormers will be constructed with masonry and/or timber framed cavity walls, with a painted render finish to match the existing dwelling. New and existing double pitched roofs will be clad with natural slate, windows will be uPVC casements to match existing, with high thermally efficient double glazing.

There will be ample storage space in the new roof eaves, accessed from the individual bedrooms, as illustrated in Fig. 4 below.



*Fig. 4 – accurate computer model section through master bedroom in proposed First Floor extension*

## ACCESS ISSUES

Vehicular and pedestrian access to the property will not be affected by the proposals.

Internal circulation at Ground Floor level within the building will be suitable for ambulant disabled and wheelchair access; new services will be fully compliant with Building Regulations Approved Document M4(1).

*Robert Taylor Architect - 6<sup>th</sup> April 2022*