

**DESIGN AND
ACCESS STATEMENT
For**

A NEW TWO STOREY EXTENSION

at

**NO.1 KNOLL HILL VIEW,
TRUDOXHILL, BA11 5DT**

APRIL 2022

DESIGN AND ACCESS STATEMENT
For
A NEW TWO STOREY EXTENSION
at
NO.1 KNOLL HILL VIEW
FROME, BA11 5DT

APPLICANT:

Mr Liam Caslake
1 Knoll Hill View
Trudoxhill
Somerset
BA11 5DT

SITE:

1 Knoll Hill View
Trudoxhill
Somerset
BA11 5DT

PROJECT:

Erection of a new two storey extension to the east elevation.

THIS APPLICATION:

This application should be read in conjunction with the drawings and photographs provided.

DRAWINGS:

The following drawings are provided as part of the application:

| | |
|----------|--|
| 2022/ 01 | Location Plan. |
| 2022/ 02 | Ground & First Floor Plan, As Existing |
| 2022/ 03 | Elevations, As Existing |
| 2022/ 10 | Ground & First Floor Plan, As Proposed |
| 2022/ 11 | Elevations, As Proposed |

Statement of Intent

No.1 Knoll Hill View, Trudoxhill is a two-storey, three bedroom modern property with stone external walls and clay tiled roof. It is located to the North West side of Trudoxhill within a small cul-de-sac of housing. The existing layout consists of an entrance hallway, kitchen, lounge and garage at ground floor level with three bedrooms and a bathroom to the first floor. There is a need for an additional bedroom and kitchen/living space for a growing family and therefore the construction of a new extension to the east of the property is required.

The extension is to be constructed with the same materials as the main house using stone walls, clay tiles and white upvc windows and doors. The new extension will greatly improve the use of the family property whilst having a no detrimental impact on the adjacent properties.

Significance

Low – The site is within a residential area of Trudoxhill, it is not listed and not within a conservation area.

DESIGN CONSIDERATIONS

Design & layout

- Both the design and layout of the proposed extensions are intended to be simple and not overpowering within its setting.
- Internal alterations are also proposed to improve the layout of the property to make the best use of space.

Scale

- The scale of the extensions has been designed to have minimal impact on the views from neighbouring properties.
- The side extension has been positioned to reflect the terrace and match the properties Streetscape.
- The volume of the existing garage and roof space above are to be removed and therefore the overall proposed volume of the property is slightly greater with the new two storey element.

Appearance

- A traditional approach to the design of the extension has been adopted to enable the building to match the main house and existing properties in the area. Matching materials which include: stone walls, under a clay tile roof with white upvc windows and doors.

Access

- Access to remain as existing, parking to remain within the garage and on the driveway.

SUPPORTING INFORMATION

Appendix A: General Photographs – As Existing Images 1-4

APPENDIX A

General Photographs – As Existing (Images1-4)



Image 1 – North Elevation (Front) As Existing



Image 2 – South Elevation (Rear) As Existing

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Images 1 & 2

April 2022