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JM/1196

Proposed Extension & Alterations to 15 Maple Close, Yaxley for Mr O & Mrs E Moulton

Design & Access Statement

1.0 Introduction:

1.1 These proposals seek permission for an extension to the frontage of the existing bungalow and also replacement of the flat roof to an earlier rear extension with a tiled pitched roof. The proposed extension will provide enhanced space to the existing Bedroom to allow the applicants sufficient space to 'work from home'. This extension also allows a much needed Utility space to be incorporated into the former Bedroom with an external door into the rear garden for access rather than the current direct access into the Kitchen that currently exists. The replacement pitched roof will remove a current flat roof that is in need of repair, will allow much needed insulation to be incorporated and create a more pleasing appearance to this part of the bungalow.

2.0 Proposals:

2.1 The extension is shown to the front elevation of the bungalow since this allows the current Bedroom to be used as a Utility space where a new external door to the garden can be provided. This provides space to take off wet coats and boots/dry dogs prior to entering the bungalow rather than the current direct access that exists to the existing Kitchen. A section of the existing Bedroom (proposed Utility) is removed to provide an extension to the Hall to access the proposed Bedroom.

The extension is shown to project 3.60m beyond the face of the existing bungalow but, when the projection where the existing front door is located is considered, the projection reduces to 3.30m. The width of the extension is set to allow access from the extended Hall into the new Bedroom and also to project beyond the West gable to create an Open Porch over the proposed new back door.

2.1 Continued.....

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Design & Access Statement Continued:

2.1 Proposals Continued



Frontage (North) Elevation of bungalow.

The extension is shown with a tiled and pitched roof that merges with the existing roof creating two lead lined valleys. The existing window to the Bathroom will be reduced to 600mm wide to permit the extension but is still a realistic size to serve the existing Bathroom space. The current slightly raised soffit over the Bathroom window where the front wall sets back is removed and the existing roof/eaves line over the front entrance door is extended across to align and return with the eaves to the new extension.

2.2 The flat roof projection to the rear of the bungalow is an earlier extension and the flat roof with flush deep fascia's does not relate very well with the existing pitched roof, exacerbated where the flat roof level is considerably higher. The flat roof is now near the end of its life and will need either repair or most probably total replacement. There is little insulation to the roof and to enhance the insulation levels this would require the 120mm thickness of insulation to be laid over the existing roof deck thus making the relationship between the pitched and flat roof levels increasingly disproportionate to the existing.

The existing flat roof is shown removed and a tiled pitched roof constructed over which will enable the existing ceiling to be maintained internally. Creation of an overhanging eaves to the new roof will allow the fascia and gutter line to be lower than the existing flat roof and better relate to the eaves detail of the existing bungalow. The new pitched roof will merge with the existing roof and two lead lined valleys will be created at the roof intersection.

3.

Design & Access Statement Continued



Rear South East Elevation



Side West Elevation

3.0 Materials:

3.1 Frontage Extension:

Smooth render to match the render to the existing bungalow where the extension abuts.

Concrete interlocking roof tiles of profile size and colour to match the existing as close as possible.

White upvc windows and back door to match the existing as close as possible.

3.2 Replacement Pitched Roof:

Concrete interlocking roof tiles of profile size and colour to match the existing as close as possible.

The small gable area created on the Rear (South) Elevation is proposed to finished with colour stained weatherboarding to match the existing that has been applied to the rear of the bungalow.

This will avoid the issue of trying to match new render over the existing also negate the possible movement crack that will occur where the new render would otherwise adjoin the existing.

4.0 Foul & Surface Water Drainage:

4.1 Foul drainage from the property will not increase through these proposals since there is no increase in Bedroom accommodation. The foul drains will however need to be extended to take the discharge from the proposed shower located in the Utility Room.

4.2 There will be a slight increase in the surface water drainage from the property through the frontage extension. Additional rainwater pipes are proposed and will discharge to the existing system serving the property or to a new soakaway.

5.0 Access & Parking:

5.1 The existing access and drive will remain to serve the extended bungalow. The existing parking area to the East of the rear garden fence is proposed to be formalised with a gravel finish.

4.

Design & Access Statement Continued

6.0 Conclusion:

6.1 The replacement pitched roof to the earlier rear extension will enhance the property and remove the unsightly appearance of the misaligned flat roof with no overhang.

6.2 The frontage extension will provide the space the applicants are seeking to assist with their 'work from home' situation whilst retaining two Bedrooms for family and guest use. In addition a much needed Utility space with boot/coat space and rear door to the garden is created.

The frontage garden area is an unused space and the extension will create an attractive appearance to the bungalow rather than simply elongating the already extended bungalow further. The existing 2.0m high Leylandii hedge along the western boundary extends up to the back edge of the footpath and creates separation between No. 15 and the adjacent property No.16. The existing frontage garden wall and fence from the west gable up to the boundary is shown to be removed and replaced with a 1.8m high close boarded fence and gate set back from the front face of the new extension. The frontage garden is also partially enclosed by the laurel hedge that has been planted.



View of frontage area where extension is proposed and also evergreen hedge to frontage western boundary.

Whilst the frontage extension will bring the front face of the bungalow closer to the roadside it is viewed that the 4.5m separation from the nearest frontage corner to the back edge of the footpath will retain adequate frontage and separation here. It is also noted that the frontage of the extension will be of a similar distance back from the highway edge as 'Bradfield Cottage' and 'Yew Tree Cottage' on the opposite side of the road and also further away from the highway than the current outbuilding to the front of 'Conifers' to the west of the site.

It is viewed the proposals will provide the accommodation that the applicants require, will remove the flat roof to the rear and create an enhanced and interesting elevation to the frontage.