

Design and Access Statement proposed extensions and change of use

At 40 Ladybrook Road SK7 3NE

Background

The existing building is a 3storey flat roof town house within a block of 4 built in the 1970s. The property has a shared drive with a garden area to the front and a yard area to the side shrubs and hedges are planted along the Ladybrook Road and southern boundary.

Proposal

It is proposed to extend the property to the front and side at ground level and construct a penthouse room on the roof of the building. The property will be split into two 3 bedroom apartments.

Each apartment will have its own entrance at the front of the building. Apartment 1 will occupy the ground and first floor levels and will have amenity space comprising a private front garden area. Apartment 2 will occupy the second floor and penthouse amenity space in the form of a balcony will be at roof level.

Both apartments will have access to a shared front garden area.

Design

The existing building was built around 1970 and is in need of renovation. The proposed works include an upgrade to the thermal efficiency of the building, this will include renovation of all the thermal elements :roof, walls, floor, external doors and windows. The ground floor extension will have a pitched roof and large gable widow to maximise natural light to the living space. The penthouse living space will have large full height glazing again maximizing natural light , the construction of the penthouse will be a lightweight steel frame with dark grey non combustible cladding to the walls and a standing seam metal roof.

It is intended to install mechanical heat and ventilation recovery systems to both apartments with air source heat pumps providing space heating to the apartments.

Access

Vehicle and pedestrian access will be via the existing driveway from Ladybrook Road two new entrances will be entrances will be built with level access.

Parking

Parking for 4 vehicles will be provided to the front space is provided in both apartments for cycle storage in the form of utility rooms.

Waste

Each apartment will have separate wheelie bins for recycling waste the bins will be located in a covered bin store shown on the site plan.

Conclusion

The proposed development meets with councils design guidance in terms of room sizes, amenity space, parking and space distances.