



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 detached dwelling sat within a substantial plot set back off Leicester Lane on the outskirts of Leamington Spa. Although the dwelling stands alone, there are a number of dwellings, farm house's and barns within the local context. The wider context also features a number of barns and farmhouses aswell as the more build up area of Cubbington between Kenilworth Road & Leicester Lane and Rugby Road all located to the South of the site.

The existing property is of little architectural merit and is in need of refurbishment throughout including the external appearance. The brown brick facades and artificial stone infill on the existing gable give an overall dated & dull appearance to what could be a much more aesthetically pleasing property. The windows are of white Upvc and the property is sat below a plain tile roof. A single storey side projection forms a garage and carport with a flat roof spanning from the dwelling over the garage. The existing window positions and fenestration are positioned as such that the symmetry of the property is hindered and hasn't been aesthetically thought out.

Access onto the curtilage is off Leicester Lane and down a long drive to the front of the property. The main entrance is positioned centrally off the front of the property that is set back from Leicester Lane leading into the main entrance hall. This provides access to the main living spaces at ground floor level, including a living room, kitchen and dining space to the rear and to the first floor that includes 4 bedrooms and a family bathroom.

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 provide the property with a much more aesthetically pleasing principle elevation and overall appearance aswel as creating a much more user friendly, modern and family orientated dwelling.

The external appearance of the property will be significantly enhance and given a much more modern, fresh and pleasing look that will enhance the principle elevation and overall property giving it a much stronger stance within its context.

The existing brick will be largely retained but additions of render and timber cladding will significantly improve its look and midrise the property whilst allowing the existing brick to retain the properties existing history and character. Its dull appearance will be freshened up with the crisp render and soft but warm timber cladding. The artificial stone will be covered with the new render, this will be mirrored on the new gable that will provide the symmetry and stature the property is worth of. The glazing design will not only utilise the use of natural light but also provide a much more architecturally designed appearance and provide the property with a scene of architectural merit and presence.

The two storey side extension will enhance this dwelling and its presence significantly, as well as providing a more modern open plan way of living for the denizens. It will house an open plan kitchen dining area and coupled with the rear extension, will allow for a living / garden room space off the back of the property that will seamlessly flow with the outdoors.



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This connection with surrounding has been imperative to the proposal allowing the internal and external spaces to work together with the glazing proving the seamless cohesion between the two environments.

The existing garage will be demolished to make way for the side extension and the single storey flat roof to the rear of the property will tie the existing development into the proposed.

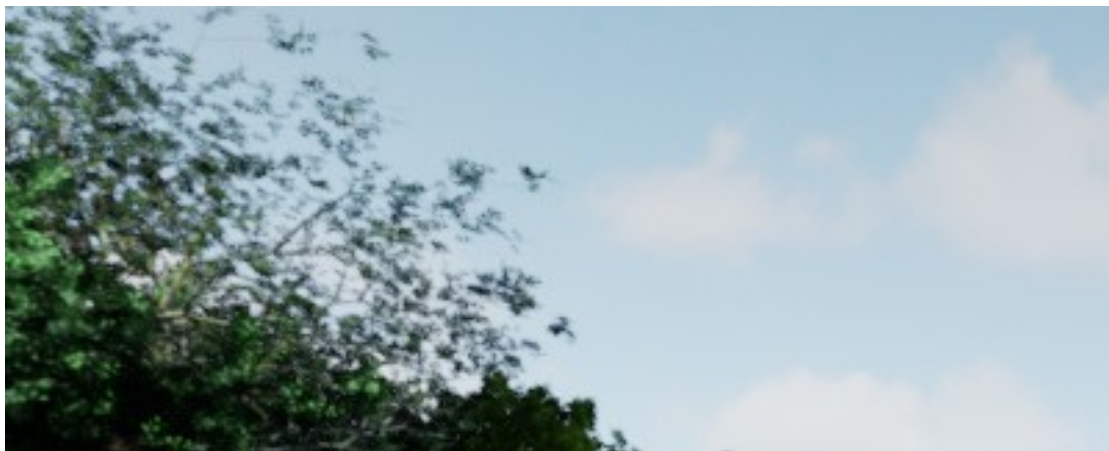
The existing garage will be replaced with a much more fitting garage block consisting of a double garage and garden stores of the back.

Environmental Management

Glazing design will utilise the use of natural light and the proposal will be constructed to at least current building regulations standards. Low energy light fittings will be installed and low flow fixtures and fittings used on the proposed water outlets.

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 in which it is situated. The massing and style of the proposal has been considered and designed in a way that is sympathetic to its amenity yet user friendly and efficient to its occupiers.

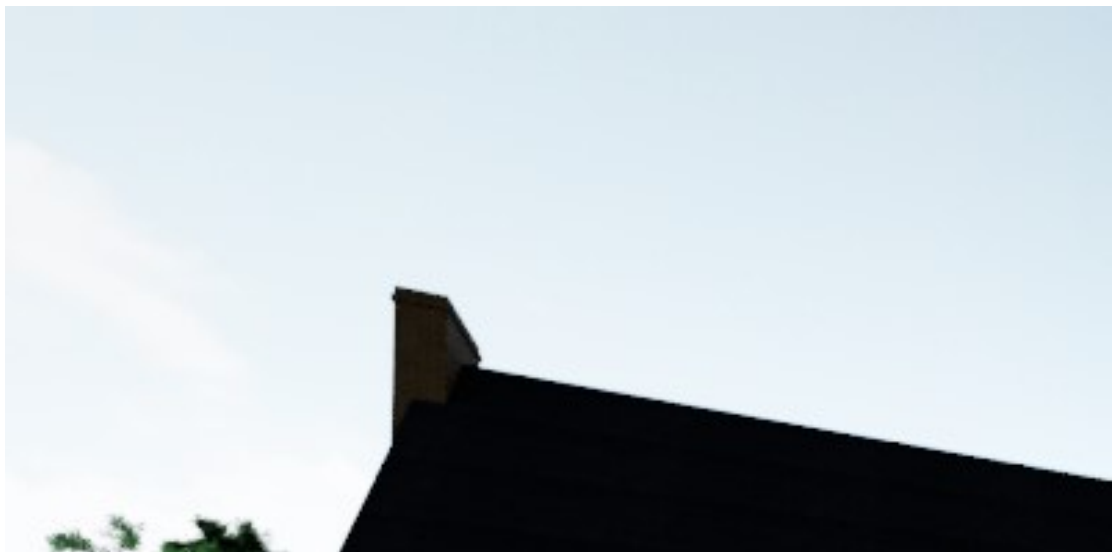


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Architectural Design – Planning – Building Regs –
Site Supervision – 3d Modelling
Tel: 07568311031 E-Mail: info@emerald-ad.co.uk





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