



DESIGN and ACCESS STATEMENT for DOMESTIC EXTENSIONS, ALTERATIONS, ACCESSES AND WORKS IN THE GARDEN OF DWELLINGS.

Describe the 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 two storey terrace dwelling fronting onto Ranelagh Terrace, Leamington Spa to the South West of Leamington Spa centre. The building is sat within a long run of terrace's of similar style and appearance. The application property features a light blue rendered front façade with red brick rear façade and projections. The properties feature two storey rear projections with single storey mono pitch lean to additions to the rear of that making up garden stores. The windows are of timber sash to the rear and front elevations with a small bay at the front ground floor living room window and a white, timber detailed eaves to the front elevation. The main roof is concrete inter locking tiles and the single storey store is sat beneath a blue slate roof finish.

At first floor level there is two bedrooms with a large master to the front and a double to the rear with a family bathroom to the rear first floor projection.

Explain how the size and siting of the proposal relates to the street scene and main dwelling and clarify details of the proposed external materials, including walls, roof, windows, doors and external hard surfacing (This is to enable us to assess the impact of the design and its suitability for the site and wider locality)

The proposal is to partially demolish the existing single storey stores to the rear of the property to be replaced with a flat roof burn timber / dark wood flat roof extension. The proposal will contrast with the existing red brick facades in a positive way, enhancing the rear elevation with a unique extension. Black / dark coloured frames to the glazing will blend in with the dark clad facades whilst also allowing utilisation of natural light. This will also be enhanced with a flat roof glazing panel that will illuminate the study space with natural light. As small w/c that will incorporate a duel toilet / basin will also be incorporated into the extension making efficient use of the proposed space. A tall glazing panel from the existing kitchen will also allow the occupant sight lines into the new space from the existing and allow light into the rear of the kitchen space.

Environmental Management -Explain how energy conservation and the use of any renewable energy technology has been incorporated in the proposal. Also refer to any sustainability measures such as grey water recycling, porous surfacing to control surface water run off and use of sustainable materials. You may also find it useful to refer and fill in the checklist in the application pack " Environmental Management Measures to combat Climate Change".

Glazing design will utilise the use of natural light and the proposal will be constructed to at least current building regulations standards.

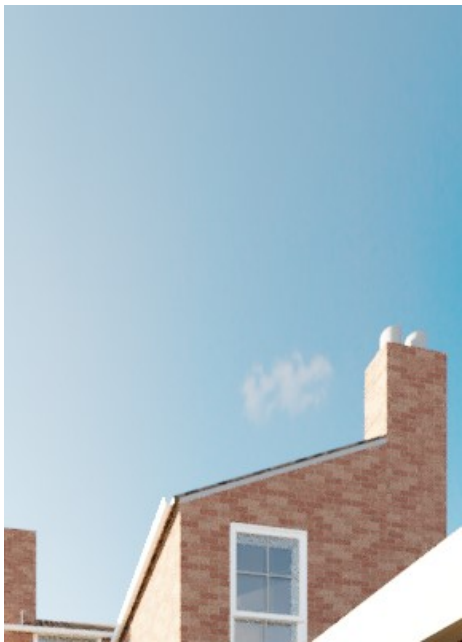
Explain any specific measures taken to protect the privacy and impact on the living conditions of neighbours (For example: screening, positioning of windows, access arrangements)

The proposal will have no significant effect on the neighbouring properties and the local



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context being built on a similar but slightly wider footprint than the existing development.



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