

Design and Access Statement

Including photographic schedule

Application by: Western Building Consultants Ltd

Proposal: Single storey side and rear extension with garage conversion

Site: 9 Hoecroft Gardens, Chilcompton, BA3 4HU



Fig. 1 – Aerial view of Hoecroft Gardens- Picture from Google maps

1.0 Introduction

1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 9 Hoecroft Gardens. It has been produced to support the application for a single storey extension to partially infill the side and the rear of the property as well as partially extend the garage to the front.



- 1.2 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.
- 1.3 This Design and Access Statement is supported by the following documents;
- 001 – Existing Location and Proposed Block Plans
 - 002 – Existing Ground Floor Plan and First Floor Plans
 - 003 – Existing Front and Rear Elevations
 - 004 – Existing Side Elevations
 - 005 – Proposed Front and Rear Elevations
 - 006 – Proposed Side Elevations
 - 007 – Proposed Ground Floor and Roof Plans

2.0 Overview of the Site

2.1 No.9 is a semi-detached two-storey dwelling. The site contains the applicants' house, front and rear gardens and drive way.

2.2 No.9 Hoecroft Gardens is not located within a conservation area but is within a Bat zone, a biodiversity checklist has been forwarded to the planning department.

2.3 The surrounding area is residential, primarily characterised by two-storey houses of the same style.

2.4 Materials characteristic to the area are mainly rough reconstituted bath stone and profiled tiles.

4.0 Design

4.1 It is proposed to extend to the front of the existing garage and infill between the gap between the house and the garage. It builds upon the existing structure to provide better use of space and integration to the existing spaces.

4.2 The proposal will enhance the existing living space and better utilize currently under-used spaces of the ground floor. This will increase further natural light into the open plan kitchen/living space to provide a comfortable space for family life.

4.3 The proposal better encapsulates the natural views of the garden into the habitable spaces and offers a flowing design.

4.4 The proposal has been carefully designed to work with the neighbouring properties to provide an efficient use of space.

4.5 The overall design approach is to create a sympathetic addition to the dwelling, using carefully considered form and materials which complement the existing buildings and context.



5.0 Appearance

5.1 The proposed materials on the extension include rough reconstituted Bath stone to the rear and front/side elevation, The new windows and roof lights will be uPVC. We will re-use existing doors and windows where possible.

5.2 The materials chosen will be of high quality, ensuring a design finish to the development that will benefit the local character of the area.

5.3 Appropriate materials have been selected and sensitively planned to create a design that will enhance the main house and ensure the character of the area is maintained.

Landscaping and access

5.4 The proposed work will not require any felling of trees, reducing the impact upon the site and the immediate surroundings.

5.5 Due to the nature of the proposal, access will remain the same to the property.

6.0 Summary and Conclusions

6.1 In summary, there are no identified adverse impacts which could be considered to significantly, or demonstrably, outweigh the benefits of the proposed work to this property.

6.2 The proposed works have been carefully designed following the National planning Policy Framework and framework guidance of the Bath and North East Somerset Development Framework Core Strategy and Local Plan.

6.3 The proposed design and layout of the build is of a reasonable size to accommodate the required functions of the property. The proposal is of a design which takes into consideration its immediate context, to create an appropriate solution that respects the locality. It is with this in mind that we seek the approval of the scheme by Bath and North East Somerset Council.



Fig. 2 – Rear elevation



Fig. 3 – Rear elevation – Proposed extension location



Fig. 4 –Side elevation of existing garage



Fig. 5 –Side elevation of existing extension



Fig. 6 –Front Elevation



Fig. 7 –Side elevation showing driveway