

DESIGN & ACCESS STATEMENT

Site Assessment

The existing single storey, three bedroom detached property is situated in Watton at Stone, on the High Street on the outskirts of the village to the north-west. It is not on designated land. The property is within Flood Risk Zone 2, due to the proximity of the River Beane. However, in actual fact there is no flood risk, as the existing finished floor level of the dwelling (to be retained), is 1.5m above the existing driveway, which then slopes down to the highway.

The exterior is rendered masonry, and the roof is pitched and covered in dark grey tiles. The property has an established garden with paved areas. The existing driveway does not have a drop kerb to access it from the highway.

The dwelling has extensive poor quality rear extensions.

Proposal

The applicants are seeking permission for an additional storey on a dwellinghouse, and the demolition of the side rear extensions.

An additional storey is particularly suitable in this situation, as all the surrounding dwellinghouses are at least two storey. The building will be level in terms of the front and rear elevations of the properties to the west, the neighbours to the east are further forward but a fair distance away, and the ground level of the properties to the south are elevated another storey above (and in any case do not have any habitable room windows facing north).

The existing floor to ceiling height will remain unchanged, and the proposed floor to ceiling height of the proposed additional storey is 2.3m. The overall height of the proposed dwelling will be approximately 8m, and the additional height will be 2.6m. There are no new proposed windows in the side elevations, and the roof pitch will be the same as the existing roof.

Design Element

The proposal is to provide a larger Kitchen/Living space that can accommodate a dining table and seating, a Utility room, a ground floor WC, an enlarged entrance Hall with storage for shoes and coats, a fourth Bedroom/Office, a Cinema room, three Bedrooms on the first floor, and a family Bathroom big enough to accommodate a standard 1.7m long bath. Because new side windows are not permitted, the Hall will be a double height space, so that a rooflight can provide daylight to the ground floor Hall and first floor Landing.

The proposed foul and surface water drainage will both use the existing connections to the main sewer.

The existing render is cracking and bulging, and will be replaced to match the new additional storey, all in keeping with the render to the neighbour's dwellings at numbers 16 and 12b. The proposed tiles will be dark grey slates, again to match the neighbour at number 16.

Access

The existing pedestrian and vehicular access from the High Street will remain, with a new drop kerb to make accessing the drive easier and safer. Notice has been served on Highways for these works.