

# Design & Access Statement

Proposed Side Extension at 3 North Fen Road, Helpringham

for Mr & Mrs Bellamy



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**1.0 INTRODUCTION**

- 1.1 The property is located within Helpringham Conservation Area.
- 1.2 The building is not listed, and on Historic England's website the building is not classed as of historic interest.
- 1.3 The property is a semi-detached brick-built dwelling with a lean-to conservatory to the side which is largely hidden by a hedge to the front.
- 1.4 The lean-to space is currently used for storage due to the current structure being inadequate for year-round use.
- 1.5 The existing garage is currently unusable and not fit for purpose.
- 1.6 The clients are looking to upgrade the existing structures to create more useable spaces within the current footprints of the existing lean-to and garage.

**2.0 DESIGN CONSIDERATIONS**

- 2.1 To make the space more suitable for year-round use much of the existing lean-to structure should be replaced with more efficient materials.
- 2.2 The number of existing windows in the side extension/lean-to could be reduced to limit heat loss from the space as well as reducing solar gain.
- 2.3 Consideration needs to be given to the type of proposed roof structure due to an existing first floor window being located on the side elevation.
- 2.4 The external materials should be in-keeping and sympathetic to the existing property.

**3.0 DESIGN SOLUTIONS**

- 3.1 The proposals should include rebuilding the existing walls with insulated cavity walls, adding a new insulated roof structure and better thermally efficient windows to create a more useable space for year-round use.
- 3.2 A flat roof is proposed to the side extension due to the existing first floor window to the side. The introduction of a parapet wall to the front will be more visually pleasing as you approach the property.
- 3.3 The number of proposed windows has been reduced to minimise heat loss/solar gain but still allow natural light into the space.
- 3.4 Due to the amount of off-road parking currently to the front of the property it is proposed to remove the existing garage and replace it with a smaller new timber storage shed situated in its place. This would retain the area to the side which is currently used for bin storage (adjacent to the neighbour).

**4.0 CONCLUSION**

- 4.1 The proposals are an improvement on the existing structures, they are unobtrusive and sympathetic in style and form to the property.
- 4.2 The proposals respond well to the design considerations and will not have any adverse impact on the character of the area.
- 4.3 The proposals will enhance the property within its surroundings as the finishes are more in-keeping with the style of the original property.
- 4.4 The new shed will provide useable outside storage, and due to the amount of off-road parking available on the driveway the loss of the garage will not adversely impact the parking arrangements for the property.

5.0 **APPENDIX**

5.1 Helpringham Conservation Area Map - obtained from Local Authority website.

