

Design and Access Statement

For

Proposed single storey rear extension with formation of balcony, single storey front bay windows and alterations to bay windows to front and rear elevations.

At

The Drey, Squirrel Walk, Sutton Coldfield, B74 3AU

Introduction

This architectural design document has been prepared by Scale Architecture UK Ltd. On behalf of the client Ikaash Chatha of the The Drey, Squirrel Walk, Sutton Coldfield, B74 3AU, for the proposal of front and rear single storey extensions, formation of rear balcony area, removal of front porch and alterations to existing bay windows to convert into flat casement windows.

Location

The application site is located on Squirrel Walk toward the North gated entrance by Roman Road. The site is also 3.2 miles Northwest of Sutton Coldfield Town Centre.



Background

The site comprises open lawned areas to the front and rear with the two-storey dwelling located in the middle of the plot. The dwelling is partially screened by mature hedging and ornamental trees around the perimeter.

The existing house comprises rendered cavity external walls with off white textured finish. The windows and doors are upvc in white and the roof is a pitched plain-tile roof which leaves little architectural distinction about the property.

The application is for the removal of the porch, front bay projections and replacement with rectangular bays extensions with parapet roofs, a rear single storey extension with balcony area above and alteration of upper floor bay windows to flat windows along with all windows and doors to be finished in black.

The single storey rear extension will continue with the flat roof but with the introduction of a parapet wall with glazed railings to form the open balcony area. The side of the balcony area will have large privacy screens to block any views directly into the neighboring garden and allow view to be focus towards the rear lake.

The choice of external facing materials to match existing materials and the combination of black window frames and doors will result in the overall mass of the extended house being broken down into identifiable elements. The architectural language of the extensions will result in a straightforward vernacular form with minimalist detailing which emphasises the quality of the materials used.

Transport

There is currently parking for approximately 7 vehicles internally. There is a double garage at the end of the previous double storey extension. The level of parking is adequate for the number of bedrooms of the existing house.

Access

The property is accessed via Squirrel Walk from the main controlled gated entrance off Roman Road. All surfacing materials are generally flat and slightly graded down towards the main entrance of the property.