

# DESIGN ACCESS STATEMENT

Extensions and dropped kerb at-  
25 BROOKS ROAD, STREET, SOMERSET, BA16 0PN.

## 1. BACKGROUND

- 1.1 The property is sited centrally on the existing plot. The site is relatively level as is much of the surrounding area. The site is accessed directly from Brooks Road.
- 1.2 The property is known as 25 Brooks Road. The site consists of the main dwelling with a raised front garden set to gravel and a rear enclosed garden. The existing property appears to have had no extensions added in recent years but does benefit from a small lean-to affair at the rear which will be removed and built over as part of this application.

## 2. PLANNING PROPOSALS.

2.1 The proposal centers on turning the single storey dwelling into a two-storey dwelling with rear and side single storey extensions to create a family home with a layout that is more suitable to modern day living. The first-floor extension would also bring the property in line with the majority of surrounding properties that are of a two-storey nature. The existing plot is large and can easily cope (along with its surroundings) with the proposed extensions. Careful consideration has been taken when designing the extensions so as to not affect the neighboring properties and their amenities. The neighboring properties are some distance away however windows on the West elevation have been kept to a minimum.

## 3. THE DESIGN.

- 3.1 The layout of the site and the location of the evolved dwelling within the site provide a set of public and private elevations due to the open nature of its setting. The elevations will be faced in painted render, with double roman tiles to the roof.
- 3.2 The proposed extensions are proposed as the dwelling is to house a large local family and allow them to remain in their family home for future generations to come.

#### 4. AMOUNT

The proposed extensions are within keeping of building in the surrounding area. The proposed garden area is sufficient and garden space will remain to serve the existing dwelling.

#### 5. LAYOUT

The layout of the proposed remodelled house and extensions is simple in design and is located on the site where maintenance of the building will be straight forward. The floor levels will remain at the level as the existing house to avoid any possible flood risk. The proposal has also been designed so that should there be any flooding the occupiers would have access to the existing first floor of the main dwelling.

#### 6. SCALE

The scale of the proposed extensions has been designed to be in keeping with the surrounding buildings, on a domestic scale

#### 7. LANDSCAPING

There will be no need for any landscaping as the proposed additions will be situated where there are existing buildings at present.

#### 8. APPEARANCE

The windows and doors will be manufactured from Upvc designed to complement the enlarged existing building. The overall appearance of the property in terms of its scale, amount and design will preserve the appearance of the property whilst at the same time providing attractive additions to the property.

#### 9. ENERGY CONSERVATION

The proposal will incorporate enhanced construction, equipment and controls ensuring improved thermal capacity to meet current requirements regarding energy conservation and reduction of carbon footprint. As much as possible all materials will be sourced locally, and careful consideration will be given to the carbon footprint of the materials. Timber products will be chosen where they have green credentials and are sourced from sustainable forestry commissions. Insulation materials will be used with carbon footprints I.E mineral fibre insulation where possible.

#### 10. SUMMARY

The proposals incorporate improved accommodation and harmonised appearance commensurate with its setting. We believe that the proposals outlined above provide significant improvements to the quality of life for the residents which employ traditional materials and details to compliment and provide a suitable arrangement to help this property in future years.