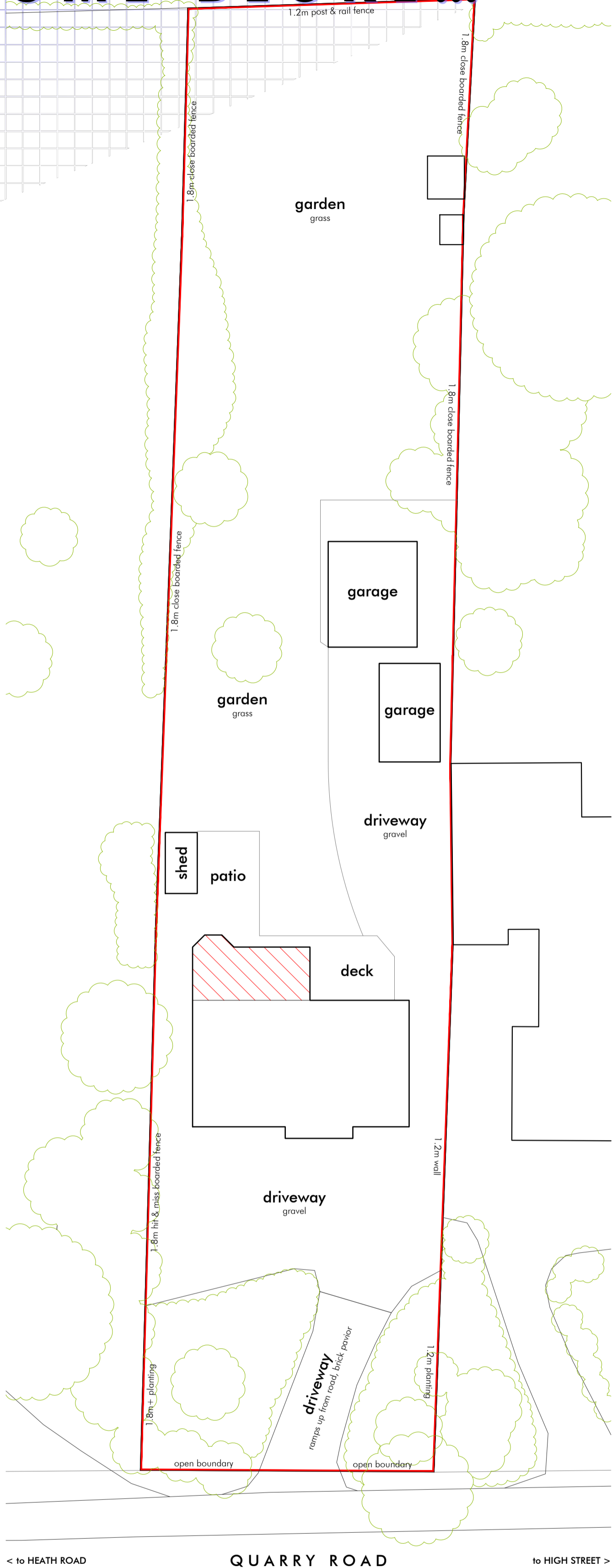


# SOME BLOKE...

**EXISTING**



**SITE BLOCK plan**  
1:200. HATCHING INDICATES FOOTPRINT OF EXISTING EXTENSIONS TO BE REMOVED.

**Use :** The existing domestic dwelling is a 3-bedroom detached bungalow on a generous site with ancillary sheds and garages. This will continue to be the case following construction of this proposal.

**Amount :** The site area is 1430m<sup>2</sup>. The existing dwelling comprises 102.0m<sup>2</sup> of ground floor accommodation on a 116.7m<sup>2</sup> footprint (original dwelling prior to existing rear extensions was 82.6m<sup>2</sup> on 94.2m<sup>2</sup> footprint). Additionally there are several outbuildings on the site as indicated on the site plan (these cover <5% of the area around the original dwelling). This proposal involves partial removal & remodelling of the two rear extensions on the original dwelling resulting in a 101.8m<sup>2</sup> floor area (on 119.0m<sup>2</sup> footprint, including external insulation to existing and new external walls) designed to connect the interior accommodation with the garden area and commanding views over the fields beyond.

**Layout :** The dwelling is laid out with living room to the left of the entrance hall, small kitchen to the rear and bathroom & sleeping

## DESIGN & ACCESS statement

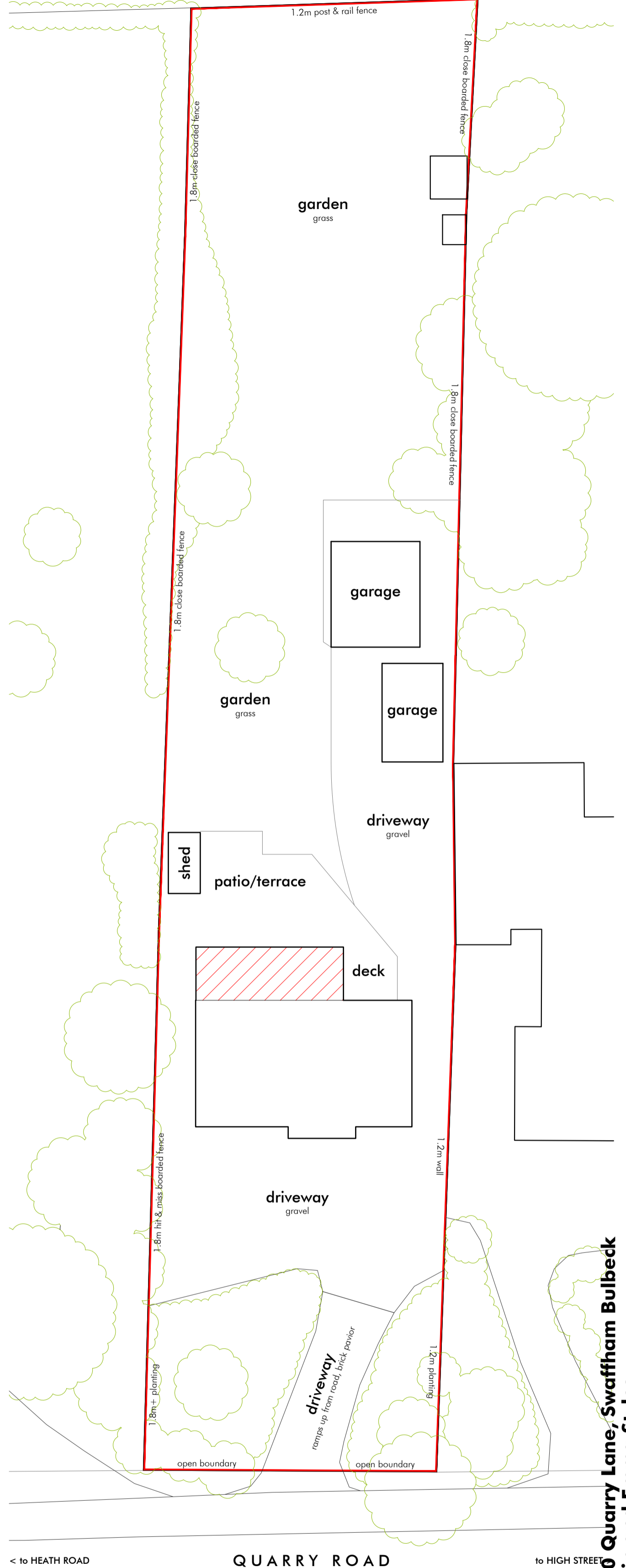
accommodation to the right. This layout will remain but with a more spacious rear living area/kitchen that will greatly improve the connection between the interior & exterior accommodation.

**Scale :** The proposed extension (4.9m high at ridge) will be subservient in scale to the existing dwelling (nom. 5.1m high) and neighbouring properties whilst adopting a form that harmonises with the existing rear of the dwelling. The South facing gable has been designed to optimise daylight in the winter months whilst minimising overheating in the height of summer.

**Landscaping :** The existing mature, well maintained landscaping will be unaffected by this proposal which has been designed around the existing vistas and landscaping arrangement to optimise enjoyment of the garden.

**Appearance :** The existing dwelling is constructed with

**PROPOSED**



**SITE BLOCK plan**  
1:200. HATCHING INDICATES FOOTPRINT OF PROPOSED EXTENSION.

grey/brown concrete tiles over rendered walls on a painted brick plinth. The proposed extension mimics the existing materials with similar grey/brown concrete tiles over rendered walls to match the original form.

**Access a) :** The proposal will not directly affect or improve access into the dwelling however it will make the rear garden space, living area and kitchen facilities more easily accessible.

**Access b) :** The proposal does not affect the existing vehicular access to the dwelling/property however access has recently been improved by provision of a brick paved driveway in place of the original steep gravel drive.

**Impact Assessment :** The proposed extension will not be visible from the road and will not affect the amenity or privacy of neighbouring dwellings in any way so there will be only positive impact on the amenity of the existing dwelling.

... **DESIGNS**

