



Design Statement – 28 D'Ayncourt Walk, Farnsfield. NG22 8DP

The property is a 3 bedroom detached chalet bungalow style with garage attached to the house via an entrance hallway, built circa 1969. It is similar in appearance to other properties on D'Ayncourt Walk; however, most of these have now had some form of addition, with dormers being attached, or making use of the space over the garage and extending.

The east-facing elevation (front elevation) follows the design of virtually all of the neighbouring properties along Ridgeway, with the 'true' front elevation facing onto 'open' garden areas, which can be accessed via footpaths. For this dwelling the 'main access' and 'side access' doors are located on the south (side) and west (rear) elevations, the east (front) elevation has an originally-built concrete path leading to a narrow passage between garage and house, and the original design intention was always to make the east facing façade of the house the true front elevation.

No. 28 D'Ayncourt Walk (3rd property on the row)



Concrete footpath between the chalet bungalows on D'Ayncourt Walk



True 'front' elevation (east elevation)



True 'rear' elevation (west elevation)

The proposed design is for an extension over the garage to create a master bedroom and en-suite. The front elevation (east) would include 2 small pitched roof dormers, which would mirror the design features approved on No. 30 D'Ayncourt Walk (17/02001/FUL). The garage wall (to the rear elevation – west) would need to be pulled back (by 1.9m) to create a symmetrical look to the proposed extension and allow for the removal of the existing uPVC entrance porch. The design footprint and roof characteristics are sympathetic to other dwellings on D'Ayncourt Walk who have done similar alterations (No.30, No. 27).

The design also includes the addition of white render to cover the existing brickwork, through the application of external insulation with the render finish applied, to help improve the energy efficiency of the dwelling. The client is keen to be as sustainable as possible with any building work done and will be looking at installing solar panels, upgrading the heating system to an air source heat pump and adding additional insulation to the existing roof. Other properties on this street have had render approved in applications to cover their existing brickwork walls (No. 30, No. 21).