

DESIGN AND ACCESS STATEMENT
21 GLEBE ROAD PRESTBURY CHELTENHAM
REF: 23/01186/FUL

PROPOSALS:

First floor partial side extension to provide additional bedroom accommodation and relocation of existing bathroom.

EXISTING PROPERTY:

21 Glebe Road is a detached 3-bedroom dwelling constructed circa 1930's flanked both sides and surrounded by similar style semi-detached dwellings. It is the only detached house on the west side Glebe Road separated by a large green open square from the properties on the east side of Glebe Road.

The house is of traditional construction with a combination of facing brickwork and rendered external walls with profiled concrete tile pitched roof over. The architecture is of simple design compatible with the immediate vernacular. The gable end of its pitched roof faces the public highway which provides access to the property from the front. Uniquely, the front elevation of the building faces and overlooks the large public open green space which is dominated by a large well established horse chestnut tree. The distance between the front elevation of the application site and the opposite property across the green is approximately 50 metres.

Originally the property was provided with rear access along both side boundaries both of which were not of sufficient width to allow vehicle movement. Street or forecourt vehicle parking was therefore the only options for the original building there being no space for a garage.

The house has been extended to the rear and north side at ground level providing a larger kitchen and a small study to the front. The side extension replaced an original lean-to structure running the full length of the north boundary.

The existing loft has also been converted to provide an additional bedroom with en-suite.

DESIGN STATEMENT:

Previous extensions have not provided satisfactory results to the sleeping accommodation. The prime objective of the proposed extension is to improve the current standard of bedroom accommodation. The smallest existing Bedroom 3 is 3.8m² in area (40sqft), originally designed as a box room or cot for a new born. Minimum government recommended standards for a single person bedroom is 6.8m². The proposed design as amended will bring Bedroom 3 (4) within current standards. The new Bedroom 3 will also be increased to a more acceptable size. The proposed extension will improve significantly the standard of accommodation of this dwelling.

Aesthetically, the extension will match the existing building in relation to external finishes, windows, roof tiles and pitches, eaves and gable details.

The roof pitch follows the existing roof line which ensures natural light is not altered and there is no impact on the existing natural light levels falling on the side elevation of the neighbouring property No.22. The proposed development will comply fully with BRE publication IP/92 in relation to daylight impact on surrounding properties.

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