

## DESIGN AND ACCESS STATEMENT/PLANNING STATEMENT

2 Blenheim Drive, Thurston

22/11/23

The following assessment is to accompany and should be read in conjunction with the scheme design drawings.

2 Blenheim Drive is a detached property which was built circa 1970's.

The property is located within the village of Thurston set down a quiet private track off of the main road. The site is not in a conservation area, it is not surrounded by any listed properties, nor does it lie in a conservation area.

There are no trees with TPO's on the site, or on any sites adjacent or nearby.

Being set back from the main road by some distance, the dwelling is very private with minimal overlooking of neighbouring properties and enjoys undisturbed views across generous gardens.

### About the Proposals

The works proposed to the property are explained as follows;

- Proposed Works;
  - Conversion/adaption of existing rear conservatory as part of the works.
  - New single storey rear extension.
  - Minor alterations internally/externally at ground floor
- Conversion/adaption of existing rear conservatory as part of the works.

The property currently has a modern single storey flat roof extension to the rear. This extension was built in circa 1980-1990, and whilst it lends some important living space to the ground floor of the property, it is of poor construction with all of the classic downfalls associated with flat roof extensions built in this period. This extension will be converted/adapted to be integral with the proposed design making it a more integrated and functional part of the building.
- New single storey rear extension.

At present, the property lacks cohesion and a logical layout at ground floor, and fails to have any purposeful relationship between the main living areas and the generous and pleasant rear garden.

The addition of the single storey rear extension helps to unlock the potential of the



## Loftus Architects

property, providing the extra space required for a ground floor layout that flows and lends itself appropriately to the requirements modern day living, whilst also creating the desired relationship with the rear garden. The property is also drastically underlit with natural light at present, with key living areas such as the Kitchen and Dining rooms buried deep within the centre of the building. The extension and general re-working of the floor plan address this issue by the relocation of the key habitable rooms which will provide for a better quality of life for the occupants through improved living conditions.

Externally, the extension has been designed to be modest in appearance and in-keeping with the style of the existing property in terms of its form and massing. A low-key change in external claddings help to reduce the visual impact of the building as a whole, and provides an honest narrative showing that the extension was built at a separate time to the host dwelling.

- **Minor alterations internally at ground floor.**

As part of the works there will be various minor internal alterations to the ground floor of the property. Internally, this will be through the removal/introduction of partitions. Externally, this will be through the addition/adaptions of various windows and doors. All of which are very minor as can be seen through the supporting drawings appended to the application.

I trust that the above clarifies the principles behind the scheme and demonstrates justification for approval.

Yours Sincerely,



**Simon Loftus**

(BA.Hons, BArch Hons, PG Dip. Hons. RIBA)

**Director/Architect**