

Design & Access Statement

53 College Street,
East Bridgford,
Nottingham,
NG13 8LF

Client

Mrs H Wilkinson

Proposals

New single storey side extension, Hip to gable loft conversion including dormer windows, new porch, and addition of cladding to front elevation.

1. INTRODUCTION

This Design & Access Statement has been prepared to accompany the new planning application to the above property known as 53 College Street, East Bridgford.

2. DESCRIPTION OF SITE AND SURROUNDING AREA

53 College Street is a detached single storey bungalow in East Bridgford. The property relates to a modern late 20th century dwelling within the East Bridgford Conservation area. It is one of a similar set of 1 and 1.5 storey properties built at the same time. No listed buildings are located nearby that would be affected by the proposal.

3. PROPOSALS AND DESIGN APPROACH

Planning permission is sought to construct a new single storey side extension, Hip to gable loft conversion including dormer windows, new porch, and addition of cladding to front elevation.

The front and side extensions will be half boarded to blend in with the old and new materials.

Layout:

The proposed bedroom extensions has been kept to reasonable proportions and designed to preserve the privacy of the neighbours. The property currently has a brick built detached single garage that is set back into the rear garden and gives ample car parking spaces. This extension will seek to visually improve the property and street scene and make the property more suited to modern living.

Scale:

The proposal is in keeping with the original house by retaining some of the existing brickwork. The design is simple with flat roof dormers to maximise the roof space and be in keeping with the recently approved No 51 College Street. All roof pitches will match the existing. The use of matching bricks and tiles is proposed as well as modern boarding. The single storey extension will provide an alternative style with boarding to give a more modern look.

Appearance:

The dwelling is in keeping with the original house by keeping roof pitches and proposed materials to match the existing. The extensions will be boarded on the front and side elevations to smarten the overall appearance.

4. ACCESS

There are no changes to the existing access or boundary walls.

5. SUMMARY

We believe the proposal improves the current property in a sympathetic manner without harming the look of the adjacent properties.

P M Jackson MCIAT
Chartered Architectural Technologist

Director
RDS Design Services (Bingham) Ltd.



Existing front and side view of No 53 College Street, East Bridgford



Existing front view of No 53 College Street, East Bridgford



Existing front view of No 53 College Street, East Bridgford



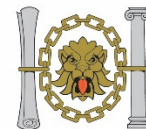
Existing view between
No's 51/53

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