

Design and Access Statement

For

8 Oatfield Road, Frampton on Severn, Gloucestershire GL2 7HP

Applicant:

This statement has been prepared by Future Rooms Ltd by instruction of the applicant, Leanne Collins,

Property Address:

8 Oatfield Road, Frampton on Severn,

The Proposal:

This design and access statement is written in support of a householder planning application for a rear extension to provide additional space for the occupants, as a young growing family.

The extension is to be hand crafted off site, using high quality, modern and environmentally friendly materials and MMC, minimising disruption to the site during construction phase.

Location

The new single storey extension is located in the rear garden of the property, occupying an almost identical footprint to the existing conservatory.

Design

The proposed design for the extension utilises a profiled metal roofing allowing a low pitch and low ridge height, minimising the visibility of the structures, and mitigating impact to the neighbouring gardens.

The extension will be finished in a modern contemporary render.

The building construction is high quality but low impact.

The SIPs superstructure is of FSC certified timber construction and utilised enhanced XPS insulation, hand crafted by carpenters in a modern off site manufacturing facility, minimising time and disruption on site

The use of SIP panels offers a highly insulated but lightweight structure, requiring much less invasive footings to that of a traditional masonry build.

The result is a building of exceptionally low carbon footprint, in both its construction and use.

The proposed application aligns with the NPPF for achieving a sustainable development for environmental objectives.

Use

The extension is required for the occupants growing family, accommodating a larger kitchen area and designated dining room.

Access

There are existing car parking spaces to the front of the property, which are sufficient for the needs of the building.

Water Management

Rainwater will be routed to the existing site drainage.

Conclusion

This statement has outlined the key considerations as to why this application is being sought and how this has informed the proposed design.

The proposed buildings are of sensitive and sustainable design and construction. Although modest in scale, their high quality finish will enhance the aesthetic of the property and grounds.

Statement prepared on behalf by Future Rooms, 2023