

70062

DESIGN & ACCESS STATEMENT

93 Streetsbrook Road, Shirley, Solihull, B90 3PE

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1.0 Introduction

1.1 General

This Design and Access Statement has been produced by PUUC Architecture, on behalf of the applicant, in support of the proposed developments at 93 Streetsbrook Road, Shirley, Solihull, B90 3PE. The applicant proposes the erection of a double-storey side extension.

1.2 The Applicant

The site is owned solely by the client and is used as a class C3 dwellinghouse.

1.3 Site Description

The overall plot area measures 640m². The dwelling sits centrally on this plot and is Link-detached. The dwelling itself constitutes a GIA of 94m² on a single storey. With an additional 18m² garage & passage.

1.4 Application Drawings

The following drawings have been submitted as part of the planning application and listed below:

70062 – 04 – 01 Location Site and Block Plan

70062 – 04 – 02 Existing Floor Plans

70062 – 04 – 03 Existing Elevations

70062 – 04 – 04 Proposed Floor Plans

70062 – 04 – 05 Proposed Elevations

2.0 Context

2.1 Local Context

The application site is sandwiched between Robinhood cemetery, old Edwardians sports club, Moseley cricket club and Robin hood golf club. The dwellings in proximity to the site were completed in the 20's / early 30's.

Other than predominantly render facades and hipped roofs, there does not seem to be a standardised house type. Properties on the road vary from bungalow, semi -detached, detached dwellings.

Other than the sporting amenities mentioned above, supermarkets, convenience stores, commercial premises and schools can all be found no more than 1mile towards the A34.

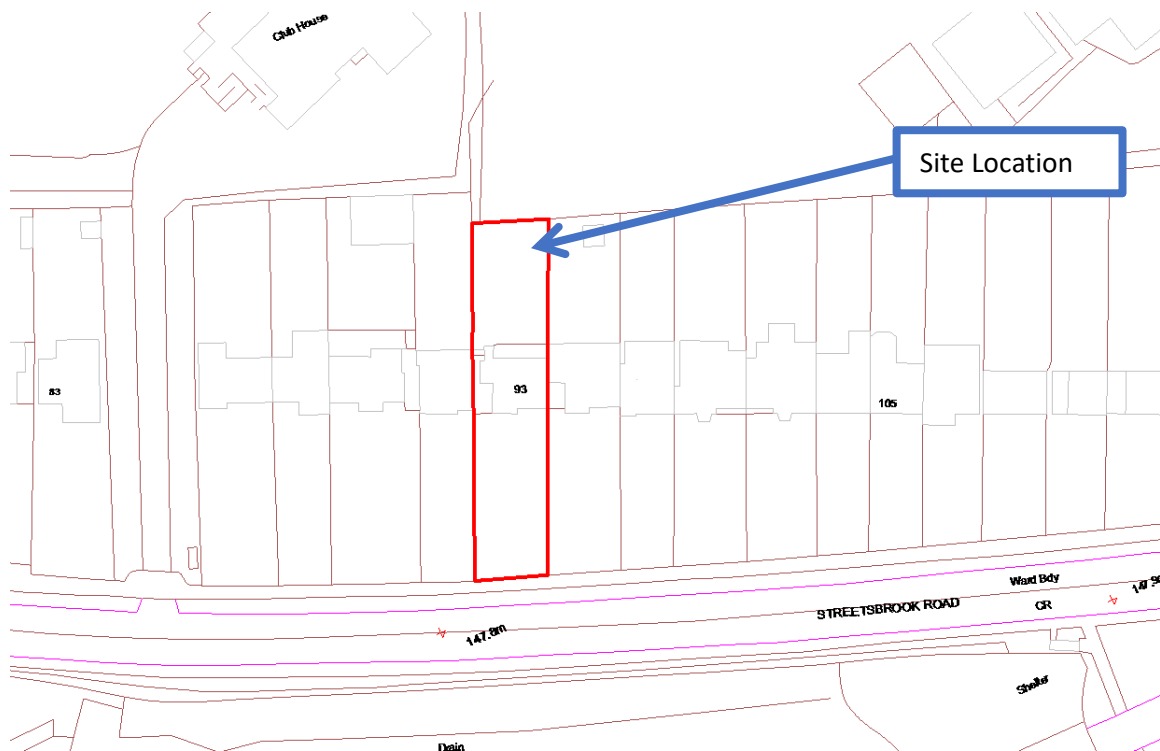


Figure 1 – Site Location

2.2 Contextual Photographs



Figure 2: Front elevation of the property, showing the street scene.



Figure 3: Aerial View (Google).

Applicant Property



Figure 4. Kerbside view from Streets brook Road (Google Maps)



Figure 5. Rear View of the property.



Figure 6: Rear View of the property.



Figure 7: Street view expressing various house types. (google maps)



Figure 8: Street view expressing various house types. (google maps)

3.0 Site Analysis

3.1 Existing Site

The overall plot area measures 640m². The dwelling sits centrally on this plot and is Link-detached. The dwelling itself constitutes a GIA of 94m² on a single storey. With an additional 18m² garage & passage.

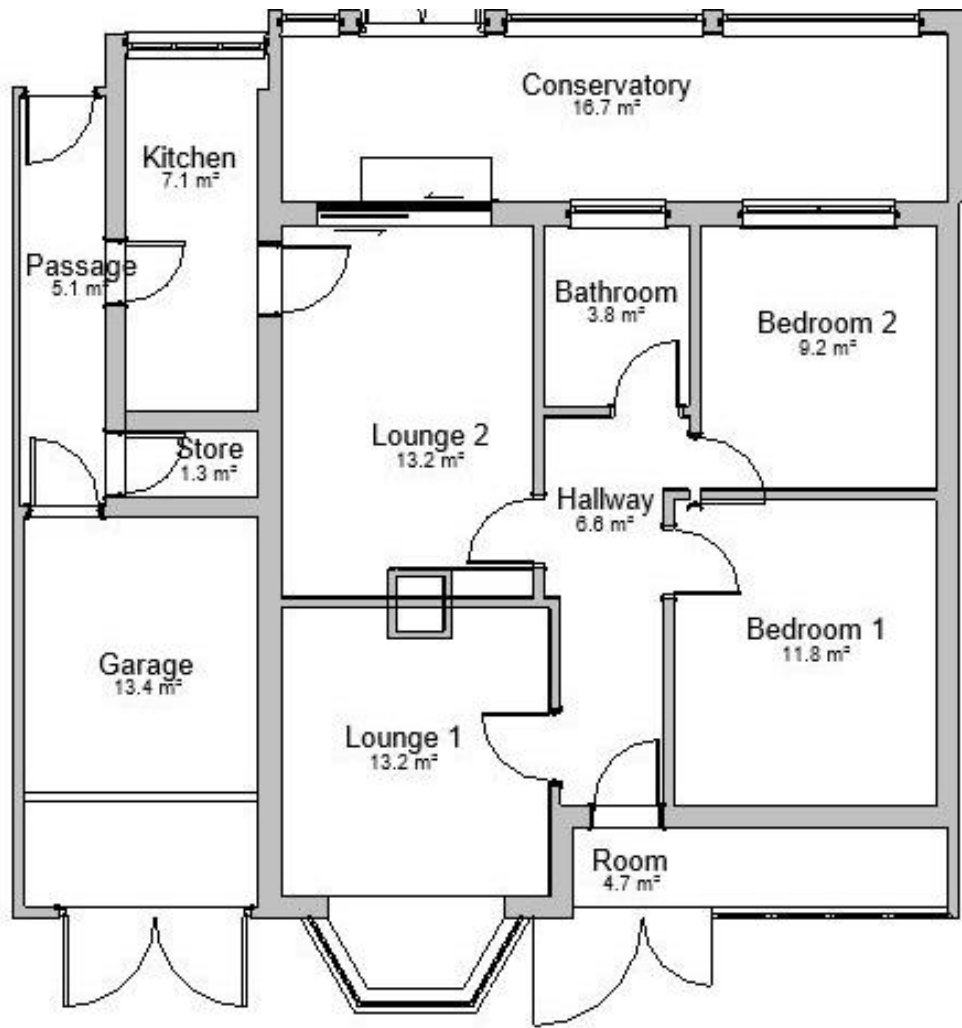
The dwelling sits 23500mm mm away from the front boundary. The rear boundary is approximately 17000mm from the rear facade at its furthest point.

On entrance, central to the property, leads directly into an elongated porch. From the central corridor front facing rooms include bedroom 1 and living room. Behind that are 3 enclosed rooms (Lounge, bathroom, and bedroom 2) albeit with windows that overlook a conservatory (late addition to the property). The kitchen overlooks the rear garden in a position that almost suggests it was forgotten about upon design.

3.2 Access

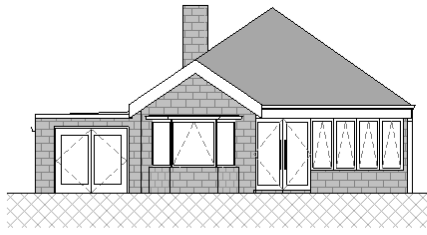
The front driveway is accessed via Streets brook Road. Thus, manoeuvring space is unusually generous and flexible for a plot of this size. If required, this property has the opportunity to extend its parking capability by landscaping the front garden.

More widely, the nearest bus stop is visible from the property itself. The 4A bus links Solihull town centre to supermarkets such as Aldi and Birmingham city Centre. The a34 is a great vehicular access route for Birmingham & Solihull.

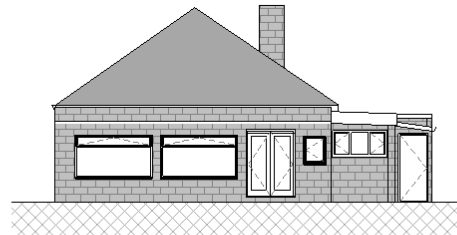


Ground floor plan

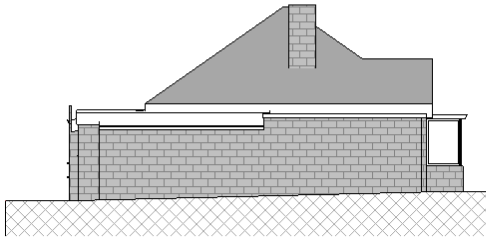
Figure 9 – Existing Floor Plans



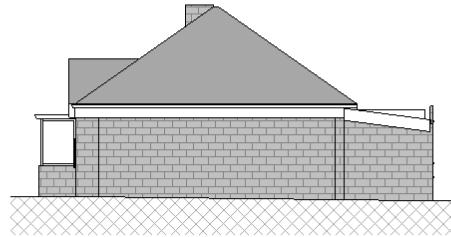
Existing Front Elevation
1 : 100



Existing Rear Elevation
1 : 100



Existing Left Elevation
1 : 100



Existing Right Elevation
1 : 100



Figure 10 – Existing Elevations

4.0 The Proposal

4.1 Use

Ground Floor:

The existing C3 use class remain; the dwelling will continue to be inhabited by a single family. Proposed new layout as well as greater GIA will largely enable a more efficient circulation of the property. The project is looking to extend front, side, and rear elevations. The crucial element of the design is enlarged kitchen. It provides a ton of sunlight via bifold door and roof skylight. This way the client has room for circulation, movement and does not feel claustrophobic as in existing layout. Full internal works allow for an en-suite in master bedroom and a spacious lounge at front of the building.

First Floor:

Raising of eaves gave an opportunity to design two more upstairs en-suite bedrooms. For the better feel and less enclosed space three skylights were placed on the flat and angled parts of the roof.

4.2 Amount

The ground floor extensions will increase the GIA of that level to 165m². New First-floor will allow for bedrooms to bring it's GIA to 72m². The proposed total GIA of 237m².

4.3 Scale

Existing roof is redesigned into two front eaves, a part of the flat roof and an inclined roof on the first-floor right extension and at the back.

Front eaves show even level on their sides of 3783 mm from ground level. The apex for the left eave reaches 6429 mm, while right eave's apex reaches only 5894 mm. The right eave's left side is 2783 high at its lowest point. Both roof pitches have an incline of 35 degrees.

Ground floor bedroom sizes increased their square meterage by 5.8 and 4 m² respectively. Kitchen extension is now noticeably increased their area by 30 m². Two existing lounges were switched to one, decreasing overall area by 5m².

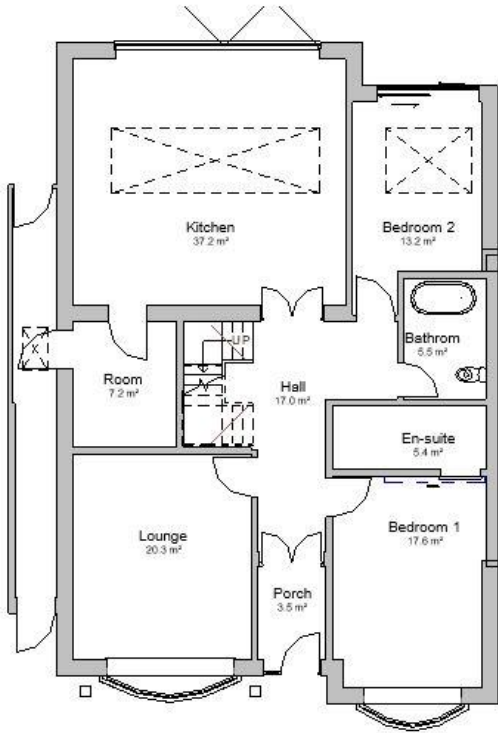
First floor includes 19m² for a bedroom 3 and 13m² for a bedroom 4 excluding in-suits.

The design ensures that there is no adjustment to the existing number of vehicles that can park on the driveway.

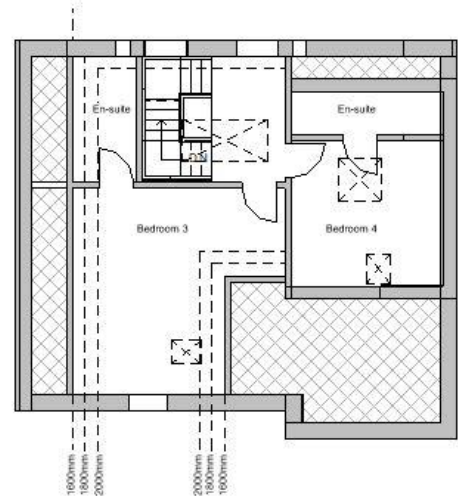
4.4 Appearance

Every colour description and number are referred to the proposed visual renders (Figures 14,15) below:

- Building Render: Weber Chalk
- Timber: Oak Vertical Cladding
- Tiles: to match existing
- Windows: all windows to UPVC RAL 9005
- Door: all doors to be UPVC RAL 9005
- Fascia: UPVC RAL 9005
- Soffits: UPVC RAL 9005
- Guttering: UPVC RAL 9005



Proposed Ground floor plan
1 : 100



Proposed First Floor
1 : 100

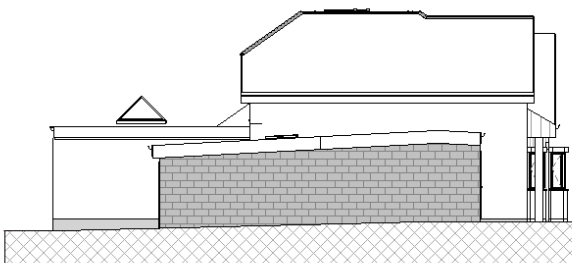
Figure 11 – Proposed Floor Plans



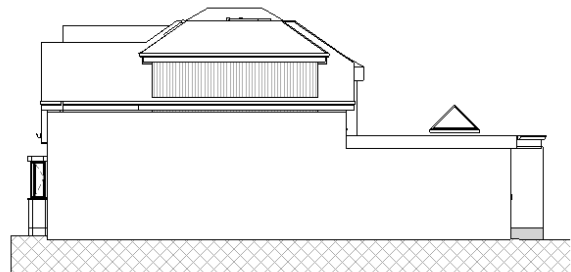
Proposed Front Elevation
1 : 100



Proposed Rear Elevation
1 : 100



Proposed Left Elevation
1 : 100



Proposed Right Elevation
1 : 100



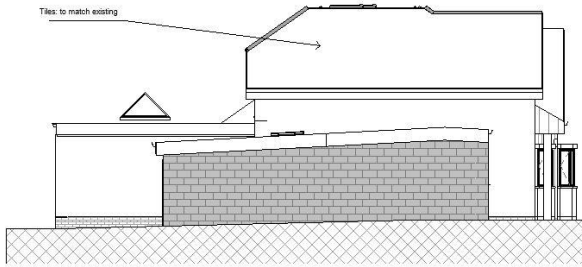
Figure 12 – Proposed Elevations



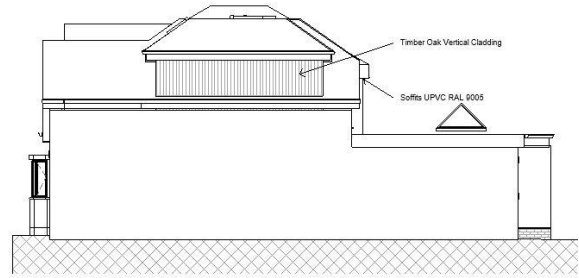
Proposed Front Elevation
1 : 100



Proposed Rear Elevation
1 : 100



Proposed Left Elevation



Proposed Right Elevation

Figure 13 – Proposed Elevations with Material Descriptions



Figure 14 – Front Visual



Figure 15 – Rear Visual