

**DESIGN AND ACCESS STATEMENT**

**NAME AND ADDRESS OF APPLICANT:**

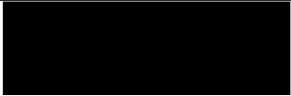
Mr and Mrs A Hunt, 48 Whiteford Road, Mannamead, Plymouth PL3 5LX

**NAME AND ADDRESS OF AGENT:**

Barron Surveying Services, 62C Larkham Lane Plymouth PL7 4PN  
www.barronsurveying.co.uk

**APPLICATION SITE:**

48 Whiteford Road, Mannamead, Plymouth PL3 5LX

|  |                               |             |
|--|-------------------------------|-------------|
| <b>Prepared By: James M Barron MRICS</b>   | <b>Date: 21 November 2023</b> | <b>Rev:</b> |
| <b>Checked By:</b>  | <b>Job Ref: 4327</b>          |             |



- Chartered Building Surveyors
- Project Managers
- Property Inspections
- Architectural Design

62C Larkham Lane | Plympton | Plymouth | PL7 4PN

**Website:** www.barronsurveying.co.uk



**CONTENTS PAGE:**

**INTRODUCTION**

**USE/AMOUNT OF DEVELOPMENT**

**LAYOUT**

**SCALE**

**LANDSCAPING/TREATMENT OF OUTDOOR SPACE**

**APPEARANCE**

**ACCESS**



## **INTRODUCTION:**

This Design and Access Statement has been prepared to meet the requirements of Section 327A of the 1990 Town and Country Planning Act and the Town and Country Planning (development Procedure) (England) Order 2010 (2010 No. 2184).

<http://www.legislation.gov.uk/uksi/2010/2184/introduction/made>

The proposal is for a modest scale infill single storey extension to sit alongside the east wall of the property rear tenement.

## **USE/AMOUNT OF DEVELOPMENT:**

48 Whiteford Road is a mid-terrace Victorian family dwelling which sits on the north side of Whiteford Road, almost opposite the Whiteford Road tennis club.

The property has a principal decorated south facing front elevation of dressed limestone and sandstone.

The north facing rear elevation is more plain.

The site is rectilinear, long and thin.

On the north side there is an access lane with garage which serve the rear of Whiteford Road and also the rear of Thornhill Road to the north.

The proposal is to infill an underused area to the east of the tenement structure sitting between the building and the eastern boundary wall. The infill is to be single storey and its purpose is to provide more usable family kitchen space.

## **LAYOUT:**

The infill space between the east side of the tenement is underused.

Because of the orientation of the terrace, the space between the tenement and the east boundary wall receives little direct sunlight. There is significant shadowing from morning through afternoon from the terrace tenements and also from the massing of the main terrace buildings on the south side.

The proposal will involve breaking through the side tenement wall to enlarge the kitchen area as modern family habitable space.

The proposal will retain the characterful stone boundary walls which are a feature of Whiteford Road.

**SCALE:**

The infill extension will be single storey and modest and proportionate with the arrangement of the main terrace and the rear tenements.

The infill proposal will not project further than the existing building footprint.

The proposal accepts the proximity to the east side boundary wall and makes use of generous roof lights and large glazed door area for natural light into the kitchen space.

The extension will have an eaves line which is higher than the existing stone boundary wall. The impact of this is minimised by the extension being constructed inside, not on top, of the stone boundary wall and having a monopitch roof sloping away from the neighbour.

**LANDSCAPING/TREATMENT OF OUTDOOR SPACE:**

The ground at the back of the property is mainly laid to lawn. The side path is concrete. The proposal will infill over the concrete path with minimal impact on the property amenity space which sits between the rear of the tenement and the garage structure.

**APPEARANCE:**

The external appearance will reflect the materials of the rear elevation.

The walls will receive render and paint. The roof will be a slate or slate effect tile with windows and doors being either a PVC or a coloured aluminium profile.

**ACCESS:**

The proposal extends this single family dwelling. Access to and fro will be all as existing and access for all amenity and services, such as bins storage etc., will be all as existing.

**CONSULTATION:**

Consultation has been held with the immediate neighbour on the eastern side, number 46 Whiteford Road by the applicant.