



ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

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Joleto, Stockwell Lane, Woodmancote, Gloucestershire, GL52 9QB

REAR SINGLE-STOREY EXTENSION & GARAGE CONVERSION



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1. SUMMARY

- 1.1. This supporting Planning, Design and Access Statement has been prepared by Studio Zed Architectural Services on behalf of Mr + Mrs Fisher. This document accompanies a planning application for rear single-storey extension and internal alterations, including garage conversion, to Joleto, Stockwell Lane, Woodmancote.
- 1.2. The existing dwelling is a semi-detached property located at the Western end of Stockwell Lane. The proposed works are to replace the existing conservatory to the rear of the building with a new single storey extension, providing a generous open plan kitchen/ dining space. The garage at the front of the property is to be converted into a new utility space and shower room. These internal alterations will require changes to the external fabric, including replacing the existing garage door with an infill wall and frosted window. These alterations to the property are to provide the necessary spatial requirements for the owners and their growing family.



2. SITE + SURROUNDING AREA

- 2.1. The application site is Joleto, Stockwell Lane, Woodmancote, Gloucestershire.
- 2.2. The area comprises of residential properties and a sports club to the North of the property.
- 2.3. The site is of domestic use and ownership.
- 2.4. The property is a semi-detached dwelling.
- 2.5. The site has a generously sized front driveway and a large rear garden.
- 2.6. Ground conditions will be investigated via trial pit, which will be carried out by the chosen contractor.



3. JUSTIFICATION FOR PROPOSED WORKS

- 3.1. The proposed provides much sort after space for the homes inhabitants, by providing an open plan kitchen dinner, utility and shower room on the ground floor.
- 3.2. The size of the proposed meets the owners' requirements without creating any redundant space.
- 3.3. Part of the proposal includes demolishing and replacing an old poor performing conservatory, and replacing it with a single storey extension which will provide much needed additional internal space that can be used all year round.
- 3.4. The extension is to match and be in keeping with the existing property and remain subordinate to it.
- 3.5. The proposed works will have little disruption on the site and the layout, with minimal impact on the large rear garden.



4. DESIGN

- 4.1. The proposed will create an additional 9m² of usable Kitchen/Dining space, 5m² utility and 4m² shower room on ground floor. Minor alterations to the first floor consist of moving the boiler into the loft and removing the built-in wardrobe to enlarge bedroom 1 (additional 2m² of usable floor area). These areas will satisfy the client's spatial requirements and intended use, careful thought and consideration has been given to the design to mitigate any potential redundant space being created and to utilize the existing footprint where possible.
- 4.2. The proposed extensions are in keeping with the existing dwelling, with similar construction and material specifications. The proposed has given much consideration to the existing, to remain a subordinate addition, to appropriately improve the property for the owners and satisfy their requirements.



5. APPENDICES

5.1. Site Photos –*View from rear garden*





5.2. Site Photos – *View from front driveway, Stockwell Lane*



5.3. Site Location – Ref. to drawing 0010_Site Location Plan within application drawing pack

