



***DESIGN AND ACCESS STATEMENT***

***HILL VIEW HOUSE, RODE***

December 2023



## **1. INTRODUCTION**

- 1.1. This statement is prepared to provide a statement covering the design for the project at Hill View House, Rode.
- 1.2. The applicant wishes to apply for planning permission for a rear double storey extension of Hill View House, Rode. Work also include the rationalization of the internal spaces, removal of an additional room at the South East part of the property, the replacement of the roof of the property and the removal of the parapet. Furthermore the replacement of the garage's roof and the replacement and addition of new windows. Finally the amendment of the site's entry for an easier access on site.



Figure – Aerial view of Hill View House.

## **2. THE EXISTING SITE**

- 2.1. The site is located 0.2 miles to the south of the centre of Rode. Bradford Road is a residential street off the Road Hill and leads to Frome Road/A361.
- 2.2. The existing dwelling is a two-storey detached house.
- 2.3. On the site's west side is the rear private garden and to the East is Bradford Road. To the rear is a private garden, this is the north side.
- 2.4. The dwelling is accessed off Bradford Road with parking spaces on site.



Figure – Existing site plan



Figure – Photos of the front of the property

### **3. EXISTING PHOTOS**

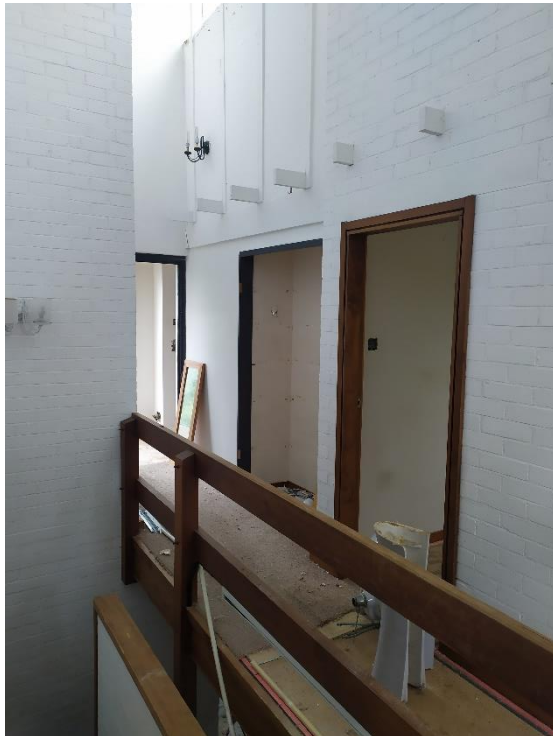


Figure – Photos of the rear & inside the property

## 4. THE PROPOSAL

- 4.1. The proposed works are intended to rationalise the flow and the functionality of the house, as well as renewing and improving the external appearance of it . A new double storey extension is proposed at the rear of the house to accommodate an open plan kitchen/lounge and dining area. A new study room, WC and Utility room are added on the ground floor level. New bifold windows are proposed in the new extension, to improve the access to the rear garden.
- 4.2. On the first floor level the flow of the space is also rationalised, in order to enlarge all 4 bedrooms. Two en-suite bathrooms are proposed in the new extension.
- 4.3. The entrance door has been replaced with a larger door with vision panels.
- 4.4. The new windows and doors proposed in the house, will be in a consistent style to match the existing house.
- 4.5. The existing roof will be replaced with a new and the parapet is removed.
- 4.6. The garage's roof is replaced with a new. The two garage's doors are removed and a larger door is proposed.
- 4.7. The removal of an additional room at the South East part of the property.
- 4.8. The entrance to the site is enlarged to allow and easier access for parking.
- 4.9. New Render is proposed for all the ground floor level external walls of the property and timber horizontal cladding for the first level external walls.

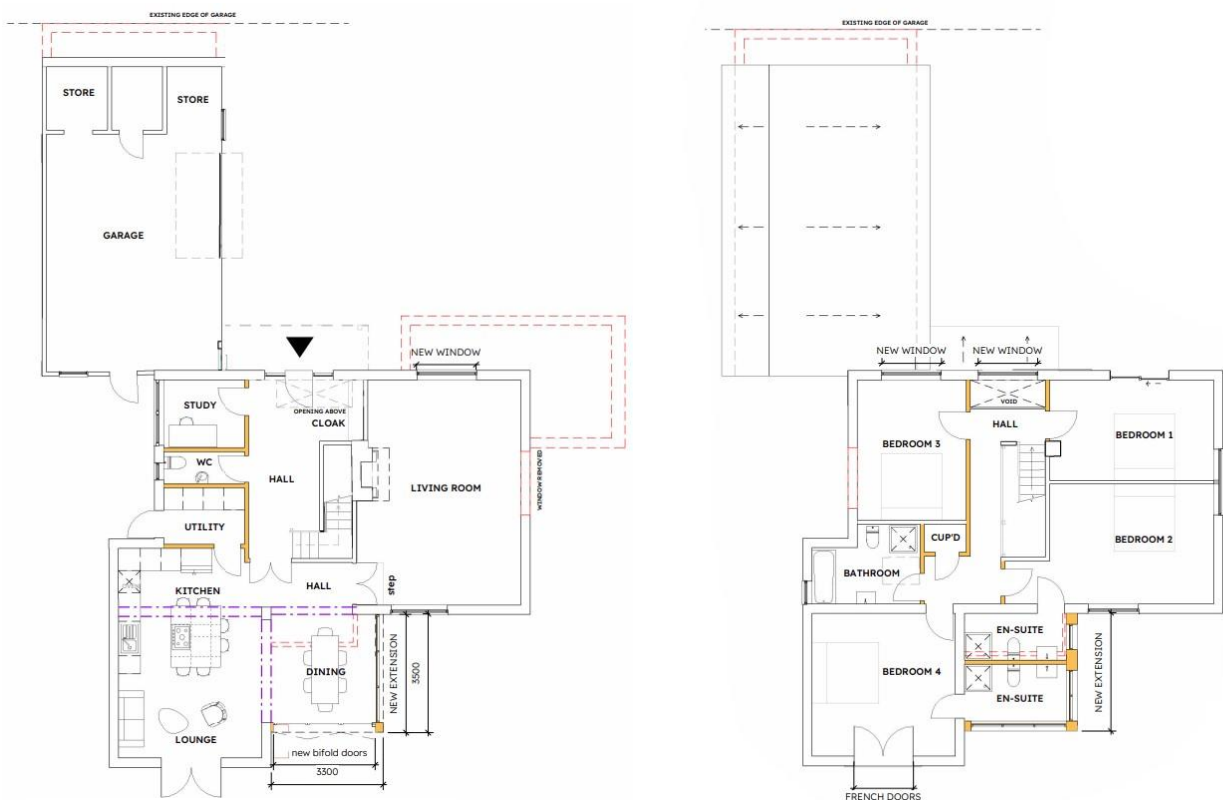


Figure – Proposed floor plans



Figure – Proposed South West & South East Elevations



Figure – Proposed North West & North East Elevations

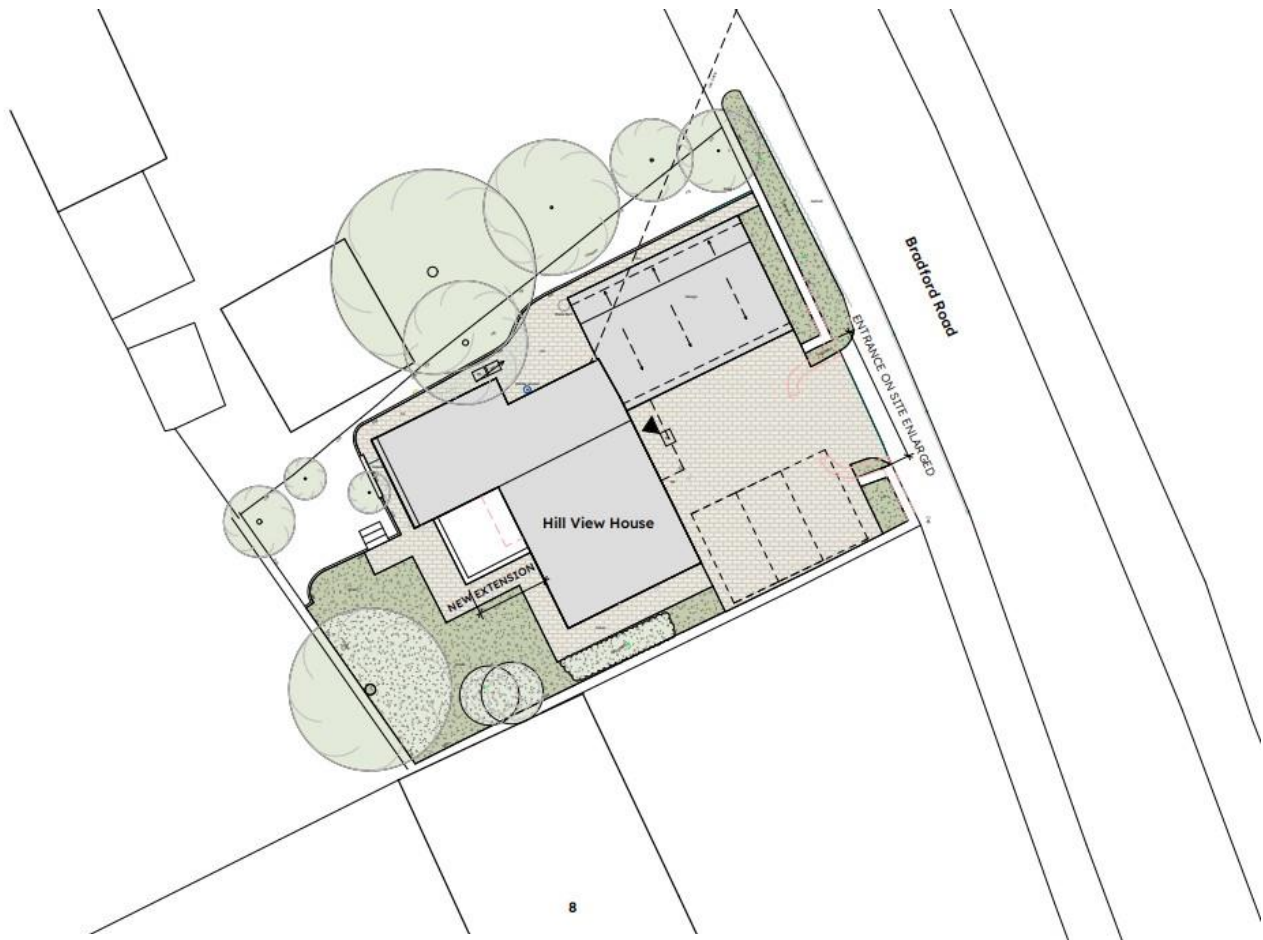


Figure – Proposed Site Plan

## **5. ACCESS**

- 5.1. Access to the property will be amended to accommodate easier access to the site.
- 5.2. One additional parking space is added.

## **6. SUSTAINABILITY**

- 6.1. All new walls, roofs and floors within the building will be to the current Building Regulations standards for thermal values. All the new windows will be high-performance double-glazed units, improving the air tightness and thermal efficiency of the property.

## **7. SUMMARY**

7.1. This document describes the proposals of this application. The intention of those proposals are the rationalisation and better functionality of the interior spaces, as well as the upgrade of the external appearance of it. A new double storey extension has been proposed, but a substantial size room at the south east of the ground floor plan has been removed. This removal also provides additional space for parking at the front of the site. Timber cladding is proposed on the first level, which is in keeping with the rural character of the wider area. Overall, the proposed works are carefully considered and they will only upgrade the functionality of the house and enhance the special character of it.