

Kalsi Design

Tinybrook Waverley Close Camberley GU15 1JH

Design and Access Statement

Design access statement for Proposed Outbuilding

Introduction

This design and access statement describes the current state of the property single dwelling and the proposal of improvement to high suitable standard in accordance to Surrey Heath Borough Council.

Assessment

Existing detached house dwelling house fronting along Waverley Close, which is located on a residential road where there are only a few houses.

Many properties on the road have been extension. There are no two houses which are the same in size or style.

Evaluation

The proposal it's towards the rear of the property. The property will not harm neighbouring properties also the development will not outcast the property from the surrounding. The outbuilding would not over look or over shadow the neighbouring property. The neighbouring property has a very large garage which a pitch roof which is much higher then our proposed scheme.

The circulation area around the house and road shall be maintained.

Proposal

Considering the size and setting of the neighboring properties and the national guidelines.

The main objective of the proposal is to make efficient use of the existing and proposed accommodation. The proposed works entail complete refurbishment of the house meeting the current building control requirements, including good standards of living and insulations.

The Proposal will not have any adverse impact on the amenities of the neighboring properties.

Surroundings

There are many other properties on the road which have a similar outbuilding/garages. Our drawings are based on previous approvals and the councils residential guidelines.

Sustainability

The materials proposed are of a traditional nature which will ensure longevity of the building. High values of insulation required to meet the current building regulations will ensure energy savings and installation of condensing boilers.

Conclusion

This application is suitable for this type of development in line with other neighboring properties who have already carried out similar extensions. There will be no loss of light and overlooking the neighbours.

The proposal seeks to enhance the general environment within the local area and providing modern and comfortable living accommodation.

We see this application to be suitable for this type of development within Surrey Heath Borough Council and we look forward to working with you.