

## **Design & Access Statement for 88 Fernbank Road Ascot, Berkshire, SL5 8HF**

### **Introduction**

This document has been prepared in relation to the proposed part two storey, part single storey side extension.

### **Site Analysis**

#### **Location**

The property is situated on the east side of Fernbank Road.

#### **Site Characteristics**

The site is currently occupied by a detached house built in brickwork and render with a plain clay tiled pitched roof.

#### **Access**

The site has pedestrian & vehicular access off Fernbank Road with parking to the front of the property as a driveway.

#### **Site Topography**

The site is mainly rectangular in shape with a max length of 50m & a max width of 12.9m.





### **Scheme Proposal**

The proposal is to construct a two storey side extension leaving a minimum distance of 1 metre to the side boundary, by extending the existing ridge line over, which is set back by 1 metres from the front of the property to create a kids lounge and study at ground floor level and ensuite and wider bedroom at first floor level, together with a further single storey flat roofed extension to the rear forming a utility room and toilet enabling the existing kitchen to be widened.

The materials are to be a combination of facing brickwork and render with a clay tiled pitched roof to match existing incorporating the existing brick dental features and window design

It is felt that the proposal is in keeping with the character of the street scene with minimal impact on the neighbouring property