

15 Heuthwaite Avenue Design & Access Statement

15 Heuthwaite Avenue

Wetherby

LSS22 6RR

West Yorkshire

Project – Side Two Storey Residential Extension

Existing House-

The existing two storey house is located in a cul de sac in Heuthwaite Avenue in Wetherby. The house is constructed of red brick cavity walls with dormer windows located in the first-floor roof construction. The windows are white UPVC Double glazing. The house was built in the 1970s. Externally there is an ancillary shed and garage located to the side of the house. The roof is composed of concrete tiles on timber frames and the dormer windows at first floor are flanked with concrete vert tiles. The house has a toilet on the ground floor with a separate kitchen and dining room. Upstairs there are 3 bedrooms. Fascia's and soffits are white UPVC with downpipes.

Design Proposal-

The new design involves the creation of a matching two storey side extension following the same architectural language as the existing house. The materials will be matching brick cavity walls and matching concrete roof tiles. The Dormer windows will be of similar size to the existing dormer windows, using the same white UPVC double glazing and vertical concrete tiles on the dormer cheeks. The dormer windows will align through with the existing windows. To the side on the new extension frosted glazing will be added to the Bathroom windows. A larger Ground floor window is proposed for the new extension to allow greater amounts a natural light to the back of the deep Dining Room.

At Ground floor the proposed side extension will create a separate Dining Room, WC Utility Room and Enlarged Kitchen. Leading of from the Utility Room will be a separate WC with small sink. The existing WC will be removed to allow access into the Dining Room.

At First Floor the proposed side extension will provide a Main Bathroom, Ensuite Facilities and a Fourth Bedroom. Access to the extension will be at the top of the existing stairs where a corridor will be created by punching a hole through the existing wall. All windows to Bathrooms will benefit from frosted glazing.

Access Requirements-

All aspects of the extension will comply with building Regs. The extension will benefit from accessible WC on ground floor, as well as a new Bathroom and En Suite at First Floor. All new windows in the bedrooms will have opening lights for ventilation and emergency exit.

Energy Conservation-

The proposed two storey extension will be Compliant with the latest Building Regulation requirements. All new walls and roof will meet the U Value energy requirements for Domestic Buildings. The windows will be thermally sealed Double Glazing. The Ground floor will be insulated as required. Low temperature radiators will be used to heat the rooms via an energy efficient combi boiler.