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Date

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DESIGN AND ACCESS STATEMENT FOR PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF TWO NORTH WEST FACING SINGLE STOREY EXTENSIONS AT PENLEE, OXLEAZE ROAD, TETBURY, GL8 8JR

1. Property Description

Penlee presents itself as a distinguished five-bedroom semi-detached period residence located on Oxleaze Road, Tetbury. The external façade features a combination of natural stone and traditional roughcast render decorating two of its walls. The fenestration throughout the property is characterised by UPVC windows excluding the entrance door and garage door, which are made of timber. The roof is finished with plain tiles, contributing to the timeless charm of this well-appointed home.

2. Proposed Works

At the rear of the property, there is an existing conservatory that our clients wish to replace with a modern, aesthetically pleasing, and in-keeping flat roof extension, finished with vertical cladding. This proposed extension aims to create a spacious and contemporary family and dining area, featuring bi-fold doors on the North West elevation and large open flat rooflights to infuse the room with natural light. Within this new extension, a dedicated study room is designed with a generously sized window, offering occupants a picturesque view of the beautiful garden.

The design of the extension is carefully conceived to respect the existing buildings aesthetic while presenting itself as a stylish and improved addition compared to the current conservatory.

Additionally, at the rear of the property, we propose to replace the dormer window in bedroom 3 (previously known as bedroom 5) with a large gable. This modification not only maximizes space but also enhances the comfort of the bedroom. The façade is thoughtfully designed to harmonise with the existing building.

We have incorporated rooflights in bedrooms 1 and 3, providing the spaces with natural light. This design element not only illuminates the bedrooms but also adds a touch of warmth and openness to create inviting and comfortable living spaces.

These planned modifications will provide our clients with much needed kitchen, dining, and family spaces, enhancing the overall functionality of their home. Bedroom 3 occupants will benefit from a more spacious environment with a full-height ceiling, eliminating the previous encroachment of the roof into the living space and significantly increasing usable space. As part of this application, we propose to add a glazed area to the front porch, elevating the street view aesthetics and providing additional porch space.

3. Amount and Scale

The proposed extensions will add an additional footprint of approximately 42 square metres.

4. Layout

The layout of the proposals can be seen on the submitted floor plans and elevations drawings.

5. Materials and Appearance

The extension will be finished with cladding on the ground floor extension and stone on the first floor extension to match existing.

Windows and doors will be UPVC, finished in white to match with the existing property.