

0.0 Design statement.

1.0 INTRODUCTION

1.1 This statement is prepared to accompany a Householder Application for the removal of a swimming pool housing at Kumari House and constructing a single storey extension in its place.

1.2 This statement is intended to be read in conjunction with the submitted plans and documents:

10-000 Block / Site plan

10-010 Existing plans and elevations

20-020 Proposed Plans and elevations

The site area is approximately: 3500 sq m

2.0 SITE HISTORY AND CURRENT USE

2.1 USE - The site is a residential property which has been rented out as a holiday let in the past but is currently let as a full time residence.

2.2 The property is set in a rural location off the B1117 with established hedges along its boundary. The garden is large and mainly laid to lawn with the house located fairly centrally in the plot. The existing house is a two storey 2 bed house with adjoining conservatory and indoor swimming pool. The swimming pool has been redundant for some time and is no longer in use.

3.0 PROPOSAL

3.1 The proposal is remove the swimming pool housing and construct a new single storey extension on the same footprint.

3.2 Location – The extension will be connected to the existing house via the conservatory which will be retained. There is also scope to access the extension via the existing sitting room if required.

3.3 Massing and form –The proposed extension covers the footprint of the swimming pool with a hipped roof at the same pitch as the garage roof.

3.4 Orientation - The proposed extension has south facing garden doors and is screened from the B1117 by an existing brick garden wall on the northern side.

3.5 Layout – The extension provides 2 accessible bedrooms with accessible en-suites and a further sitting room with kitchenette all on the ground floor. The intension is to provide additional but flexible accommodation and future proof the property for the owners family.

3.6 Size and scale - The building is clearly an extension to the existing house with a much lower the ridge line. The level of the eaves are consistent with the garage.

The existing pool has a gross internal floor area of: 89 sq m

The proposed extension has a gross internal floor area of: 85.7 sqm

3.7 Materials.

The materials have been chosen to integrate the new building into the existing group via shared materials like the roof tiles, but express the building as an addition to the original house by the introduction of rendered walls. Although there are no rendered walls currently on site, painted render is in keeping with the surrounding buildings and local vernacular style.

5.0 ACCESS AND PARKING

5.1 There are no proposed changes to the access and parking arrangements. The property is accessed via gravel drive and terminates at the house where there is a double garage and large parking/ turning area.

6.0 ACCESIBILITY AND ADAPTABILITY

6.1 The development makes good provision for most people to access the dwellings and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.