

DESIGN and ACCESS STATEMENT

Project : Lobby Extension
Client : Mr & Mrs Loveridge
Site : 15 Mill Rd, Fen Drayton,
Cambridgeshire. CB24 4ST
Date : February 2024

Introduction

This statement has been prepared for Mr & Mrs Loveridge, in support of a planning application for a new single storey rear lobby extension to an existing two storey domestic dwelling.

To summarise, my client's intentions are to:

- Extend an environmentally friendly and highly sustainable detached family dwelling, with new glazed rear lobby space

In accordance with Town and County Planning Act 1995, this statement will explain the design intent, sustainable context of the proposed extension, consider the planning context and history of the development. This statement is to be read in conjunction with the proposed drawings submitted with the planning application.

The plot is owned by my client. It contains a new detached dwelling, built under a previous planning application, refer to **SCDC No; 21/00275/FUL**. My clients proposed householder planning application is for a ground floor single storey glazed lobby extension to the current dwelling.

The site road access of Mill Rd has already been approved and constructed as part of the original planning application.

Site Analysis

Use

The plot is privately owned, located on the western fringes of the village, Fen Drayton, Cambridgeshire. The plot runs in an east to west direction. It is approached from the western boundary, from Mill Road via a new private vehicular access.

Site and Landscape

The plot is a predominantly flat, with rear grass areas and stable block. No trees or shrubs will be or are expected to be effected by the works.

Plot area is 1343m² / 0.33 acres and has a private access. Lobby area = 9m².

The existing plot boundary's are unaltered and not affected by the proposed works.

DESIGN PROPOSALS

Materially the extension shall match the existing house, timber clad timber frame walls so as to match and complement the existing house. New flat roof shall be an addition to the existing and match accordingly. The new matching doors and windows create a matching proportionate rhythm/pattern comfortable to the eye and be of functional use.

Externally the client intends to retain the rear terrace and side access.

Extension shall cause no loss of privacy to any neighbouring property.

Parking

Clients off road parking will not be effected or altered as a result of the works. There is provision for visitor / delivery access and turning on site.

Drainage

New rainwater drainage shall be feed into sites current rainwater harvesting tank for collection and will be re-used on site or overflow to a natural soak away.

Flood Risk

The property is not in a flood risk area, as identified by the environment agency. New landscape measures have created a low lying area away from the house, to prevent and alleviate flood risk in the event of a freak rain storm.

Access

Access shall be level to rear doors, so as to allow level, generous and easy access to all new and existing spaces at ground floor.

End 0234/DS/