

DESIGN & ACCESS STATEMENT
Extensions to 21a Californian Grove, Burntwood, Lichfield



The Site —

21a Californian Grove, Burntwood, WS7 2BG is a bungalow located at the end of Californian Grove

It is a 2 bedroomed bungalow on a large site with large garden

The existing bungalow has a clearly defined garden of its own behind the property.

This application is for the conversion of the existing roof space to provide new bedrooms and internal alterations at ground floor.



21a Californian Grove Burntwood, Lichfield

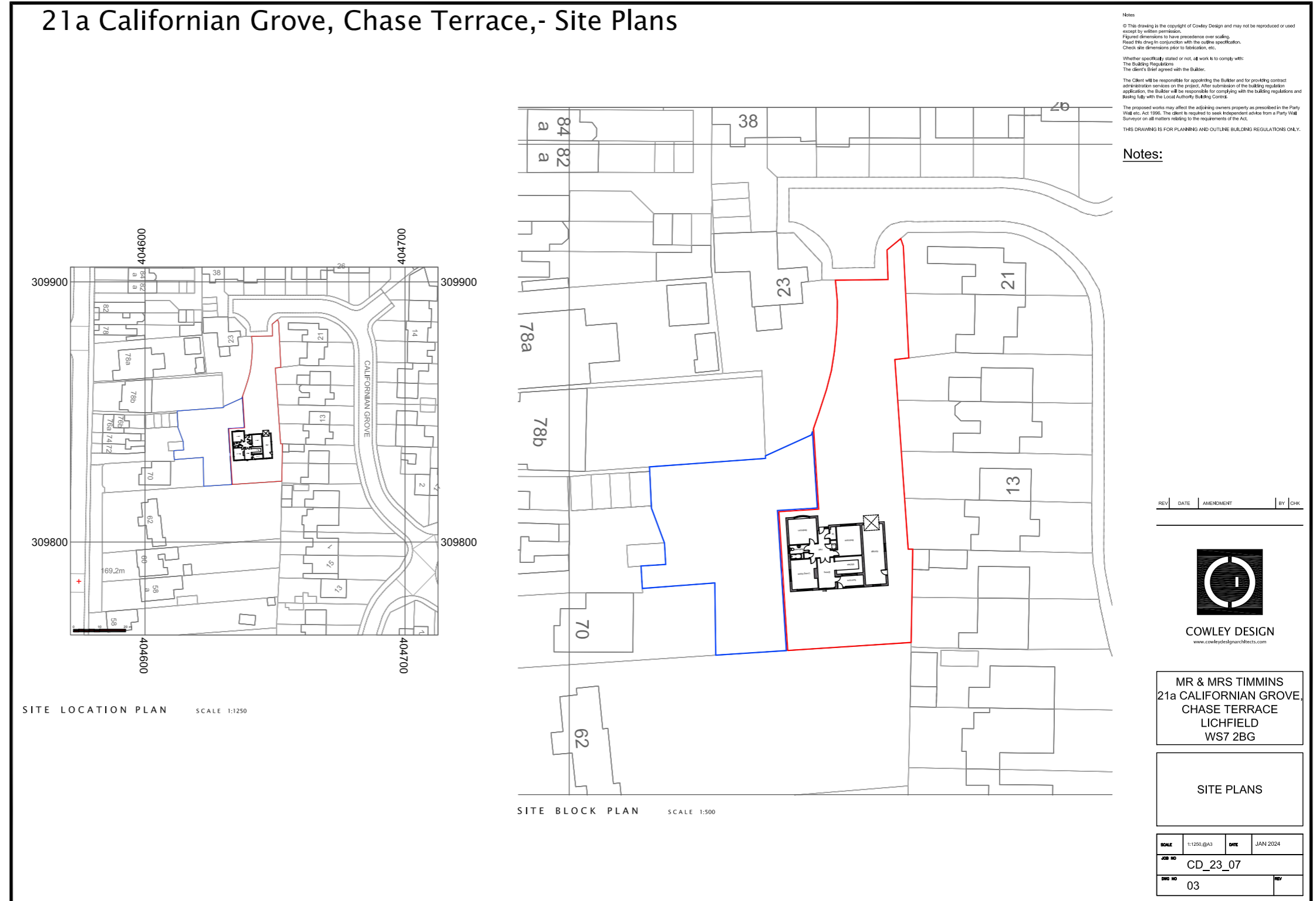
Aerial Photography —

Opposite are a collection of aerial photographs which show the site and surrounding context



Site Location & Block Plan —

Site Location Plan shown opposite with the full extent of the site shown with a redline with a blue line showing the site adjacent



Proposals — Existing Plans and Elevations

The existing bungalow is a two bedroomed bungalow with living room and kitchen dining space.

The existing roof space is large and unused with very good heights to ridge internally.

The property is brickwork with white windows and red tiles

21a Californian Grove, Chase Terrace, Lichfield - Existing Plans & Elevations

LOFT PLAN SCALE 1:50

GROUND FLOOR PLAN SCALE 1:50

EXISTING FRONT ELEVATION SCALE 1:100

EXISTING SIDE ELEVATION SCALE 1:100

EXISTING REAR ELEVATION SCALE 1:100

EXISTING SIDE ELEVATION SCALE 1:100

Notes:

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Whether specifically stated or not, all work is to comply with:
The Building Regulations.
The Client's Brief agreed with the Builder.

The Client will be responsible for appointing the Builder and for providing contract conditions and/or the project. After completion of the building regulations application, the Builder will be responsible for complying with the building regulations and taking liability with the Local Authority Building Control.

The proposed works may affect the adjoining owners property as prescribed by the Party Wall Act 1996. The Client is required to seek independent advice from a Party Wall Adjudicator on all matters relating to the requirements of the Act.

THIS DRAWING IS FOR PLANNING AND OUTLINE BUILDING REGULATIONS ONLY.

Notes:

REV	DATE	AMENDMENT	BY	CHK

COWLEY DESIGN
www.cowleydesign.co.uk

MR & MRS TIMMINS
21a CALIFORNIAN GROVE,
CHASE TERRACE
LICHFIELD
WS7 2BG

EXISTING GROUND FLOOR PLAN & ELEVATIONS

SCALE	1:50 (A1)	DATE	OCT 2023
JOB NO	CD_23_07		
REV NO	01	REV	

Proposals — Proposed Plans and Elevations

The proposal is to reconfigure the ground floor plan to provide an open plan kitchen family dining room.

At first floor the proposal is to convert the existing roof space to provide much needed additional bedrooms with associated bathroom spaces.

To the front elevation the only visible sign of roof conversion would be flush in line rooflights as shown on the drawings.

To the rear elevation roof dormers to be provided to provide natural light to the bedrooms and dressing rooms

21a Californian Grove, Chase Terrace,- Proposed Plans & Elevations

FIRST FLOOR PLAN SCALE 1:50

GROUND FLOOR PLAN SCALE 1:50

PROPOSED FRONT ELEVATION SCALE 1:100

PROPOSED SIDE ELEVATION SCALE 1:100

PROPOSED REAR ELEVATION SCALE 1:100

PROPOSED SIDE ELEVATION SCALE 1:100

Notes:

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Whether specifically stated or not, all work is to comply with the Building Regulations. The Client's Risk agreed with the Builder.

The Client will be responsible for appointing the Builder and for providing contract documents and the Builder will be responsible for complying with the Building Regulations and obtaining all necessary planning and building control approvals. The Client is required to seek independent advice from a Party Wall Surveyor on all matters relating to the requirements of the Act.

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PROPOSED FLOOR
PLANS & ELEVATIONS
PLANNING

SCALE	1:50 (A1)	DATE	OCT 2023
JOB NO	CD_23_07		
REV NO	02	REV	

Conclusion —

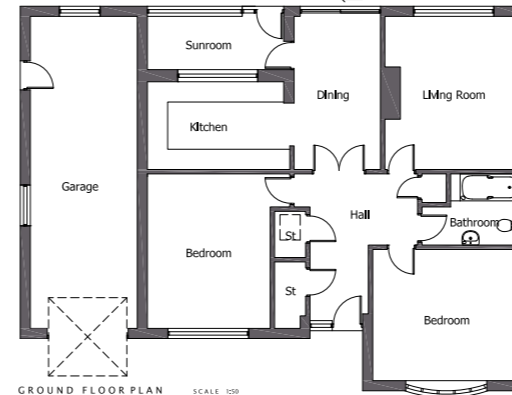
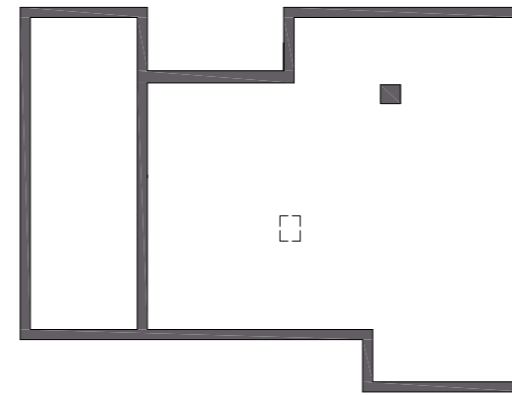
This design and access statement shows the proposal for extension into the roof space to provide additional bedrooms.

The principals of the proposals fall into the category of permitted development in general terms except for the volume.

The rooflights are to the front elevation and dormer windows to the rear

It is concluded that Planning permission should be granted for the roof conversion and internal alterations

21a Californian Grove, Chase Terrace, Lichfield - Existing Plans & Elevations



Notes:

1. The client is responsible for providing all necessary information and documentation to the local planning authority.

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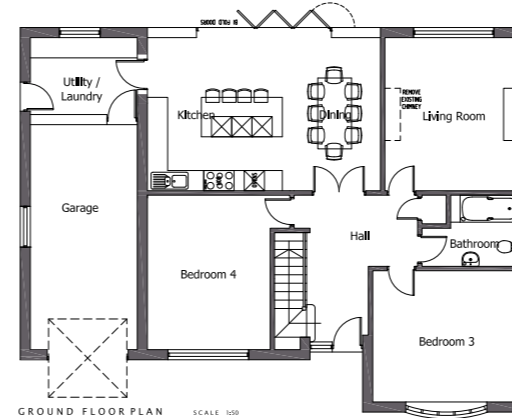
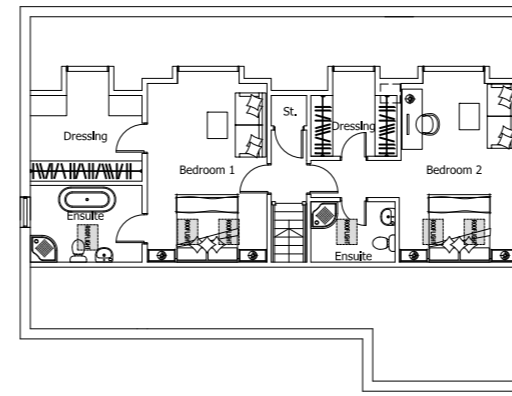
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EXISTING GROUND
FLOOR PLAN &
ELEVATIONS

DATE: 01/10/2023
DRAWN: CD_23_07
NO: 01

21a Californian Grove, Chase Terrace,- Proposed Plans & Elevations



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PROPOSED FLOOR
PLANS & ELEVATIONS
PLANNING

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NO: 02