

BENJAMIN DESIGN

# DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE-STOREY EXTENSION AT 47 SWALLOW PARK,  
THORNBURY



# Contents

1. Introduction
2. Site location
3. Design
4. Conclusion

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## 1. Introduction

1. The drawings have been prepared by BENJAMIN DESIGN on behalf of the client Gemma Martini for a lawful development certificate from the South Gloucestershire Council (SGC).
2. The project is a kitchen extension at 47 Swallow Park, Thornbury, Bristol, BS35 1LT.

## 2. Site location

1. The site is located in a cul-de-sac at the end of Swallow Park. The back of the property is orientated onto Pickedmoor Lane Rhine which is a narrow green space with trees, thick planting and a small stream.
2. The site consists of the existing detached dwelling house with the garden wrapping around the north, east and south elevations.
3. The site boundaries are a combination of fencing in the back garden and low planting beds in the front.



### 3. Design

1. The extension provides the space for a new kitchen meaning the existing kitchen can be converted into a separate dining space and the lounge can be separated to create a library. The garage is converted into a utility room as it is now connected to the main dwelling house via the extension.
2. The gross internal area (GIA) of the extension is 8m<sup>2</sup>, an eighth of the existing dwelling house ground floor.
3. The layout of the extension has been designed to offer more internal space with minimal works, extending less than a meter beyond the rear wall of the dwelling house and frames the garden all while creating privacy for both 47 and 46 Swallow Park.
4. The back garden will feature a new deck to replace the patio to create an accessible level entrance into the back of the property for universal and lifetime habitation. Planting will be added along the west fence.
5. The facade design matches that of the existing dwelling house and the neighbouring vernacular in the cul-de-sac with the addition of a contemporary triangular window to bring more light into the space.
6. The extension will be constructed by either a traditional brick build or timber frame build.
7. In line with the section (A.1)(b) (p. 10) from the Permitted development rights for householders Technical Guidance (September 2019) the total area covered by buildings within the curtilage of the dwelling house is less than 50% of the total area of the curtilage as per drawing BD15.
8. In line with the section (A.1) Boundary of the curtilage opposite the rear wall (p. 22) from the Permitted development rights for householders Technical Guidance (September 2019) the eaves do not exceed 3 meters in height as per drawing BD18.
9. In line with the last paragraph on page 17 of the Permitted development rights for householders Technical Guidance (September 2019), the extension is a single-storey and does not extend more than four meters beyond the rear of the detached house, therefore the extension is not subject to a neighbour consultation scheme.
10. In line with section (A.1) Rear and side extensions (i-iii) (p. 23) from the Permitted development rights for householders Technical Guidance (September 2019) the extension does not extend beyond the rear wall by more than four meters, does not extend more than four meters in height, and has a width less than the half the total width of the existing house as per drawing BD17 and BD18.
11. In line with section (A.3)(a) (p. 31) from the Permitted development rights for householders Technical Guidance (September 2019) the extension is of similar appearance to the existing dwelling house using the same colour brick, roof tile and window frame as per drawing BD18.

### 4. Conclusion

1. The proposed extension meets the criteria for permitted development while enhancing the overall function of the house for sustainable and lifetime use with minimal works.
2. Drawings to be referred to associated with this statement:
  1. BD10 Location plan
  2. BD11 Existing block plan

3. BD12 Existing site plan
4. BD13 Existing plans
5. BD14 Existing elevation and sections
6. BD15 Proposed block plan
7. BD16 Proposed site plan
8. BD17 Proposed plans
9. BD18 Proposed elevations and sections