

Design and Access Statement

Single and Double Storey Rear extension to Dwelling

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Introduction

This statement is submitted as a Design and Access statement as additional information in support of a householder Planning Application for the extension of Deanscroft House, High Street, Stoke Ferry, which is located in a conservation area.

The applicant is proposing a single storey and double storey extension to the existing dwelling, together with additional landscaping works to the grounds.

Assessment

The Design has evolved from a requirement to make a Georgian terraced property into a standard akin to today's living standards. It is proposed a small rear single storey kitchen extension and double storey living accommodation that makes efficient use of the rear garden whilst minimising impact on the neighbouring properties.

Stylistically the building is designed to closely match the traditional house appearance of the surrounding context.

Involvement / History

There have been no previous applications associated with the site of this nature.

We feel that the development is well suited to the site and is a positive and appropriate use for this terraced property. This will provide living space more in keeping with today's standards and requirements by the housing market'.

Evaluation

The surrounding area is of traditional housing with a dominant brick/stone terraced architectural style, mostly privately owned, two to three storey with between 3 and 5 bedrooms.

Design

The site is located within a conservation area. This has been considered by retaining by designing the extension in a traditional form to match the main dwelling and the local context. It is of standard domestic details and materials to match the context of the area.

As part of the design process, the dwelling has been designed to be of a sustainable design utilizing current insulation standards to building control specifications.

Use

The proposed use is for a residential property.

Layout

The design of the extension is to increase the ground floor layout to allow maximum use of the rear garden whilst still retaining a decent sized private rear space. The Double extension is to be 5m in length and 4m wide and brings two additional bedrooms with an ensuite. The Single Extension brings a downstairs bathroom and utility room.

Scale and Impact

The height has been kept to a minimum pitch for the roof covering so will not be visible from the High Street. Room dimensions have been designed to match the original house for bedroom sizes.

Landscaping

The landscaping shall be as it is now albeit pushed backwards from where the proposed extension will be. Gravel walkway with drainage will be incorporated to deal with the current issue of standing water around the house.

Appearance

The appearance shall be traditional brick with a clay pan tiled roof in a style common in the area and reflective of Georgian buildings. Surrounding buildings have portions built solely of brick and this contrasts nicely with the brick/flint house and surrounding walls. A pale/white mortar will be used to contrast the original building.

Access

Vehicular and transport links

The site is served by good road infrastructure via the High Street and is highly accessible by car and bicycle. Its location is close to the local bus network.

Inclusive access

The frontage of the house is on an easily accessible road opposite a church on an easily accessible traditional terraced High Street. Access to the rear of the house is via a private gravel road down the side of the property which leads to the rear parking/access. The rear garden is accessed from here via a secure gate.