

## **Design & Access Statement**

### **Erection of two storey side extension - Littlebrook, Venlake End, Uplyme, DT7 3SF**

#### **The existing property**

Littlebrook is a detached chalet bungalow with accommodation over two levels, situated on a level plot in the cul-de-sac of Venlake End. The existing layout is somewhat dated and in need of modernising to meet the demands of family life.

The current layout consists of a hallway, off which are found a living room, double bedroom, bathroom, small kitchen, and a dining room which does not link to the kitchen and is currently in use as a home office. Beyond the kitchen is a conservatory, currently being used as a dining room.

The first floor level is accessed via a staircase in the hall, and consists of a bathroom and two bedrooms, the larger of which has an ensuite shower room.

Externally, there is a detached garage and store room that are in a poor state of repair, with substantial leaks in the roof. The store is used as an outside utility, housing a washing machine, freezer and tumble dryer as there is insufficient room for these in the current kitchen.

The existing property is currently part-rendered with reconstituted stone, the roof is covered with concrete tiles and there are UPVC double-glazed windows throughout.

#### **The proposal**

Our vision for the proposed extension is to create a highly energy-efficient home, suitable for a growing family, and with sufficient space to work from home when required.

With respect to the building guidelines found in the Uplyme Neighbourhood Plan, our design seeks to blend in with the surrounding area in the following ways:

- medium-pitched roof dormers to tie in with the pitch of the existing and neighbouring chalet bungalows
- no increase to the height of the existing building
- wooden clad and pale rendered external walls

The proposed scheme is to demolish the store and garage, thereby making room for a two storey extension. The main ground floor level will consist of an enlarged hallway, and a new kitchen, dining and living space. There will also be a utility/boot room with a side entrance, and

small office. The existing kitchen will be made into a second office.

By employing a shallower pitch for the main part of the new roof, the second floor will be able to accommodate three new bedrooms, one with ensuite, and a family bathroom, these will be accessed by a landing created through the existing upstairs bathroom. The bedrooms will have dormer windows with pitched roofs of a more conventional angle, so that the overall impression of the house is that it blends well with the surrounding houses.

Energy-efficiency is a high priority and the intention is to use external wall insulation to insulate the property, including the existing walls, to a level that exceeds current building regulations. It will then be possible to heat the house by an air-source heat pump and not use gas for heating or cooking. Solar panels will be fitted to the south and west and a battery installed.

### **Materials**

External walls - wooden clad and pale rendered external walls

Roof - Slate roof covering with solar panels in places on South, East and West Elevations

Windows - Aluminium / UPVC triple glazed

### **Access**

The existing driveway will remain unaffected.

### **Appendices**

01 Location and Block Plan

02 Existing Site Plan

03 Existing Floor Plans

04 Existing Elevations

05 Proposed Site Plan

06 Proposed Floor Plans

07 Proposed Elevations

## **Summary**

The proposed build will not cause any new overlooking issues. The upstairs north facing bedroom has been located well away from the property boundary to avoid overlooking the garden belonging to Nutshell, and there is a well established boundary between Littlebrook and Heron's brook which provides excellent screening.

In summary, the proposal creates a modern family home, with a low carbon-footprint, built in sympathy with the character of the local area.