

Design and access statement

Project: 01269

Proposal: Location: 65 New Barn Lane, Cheltenham GL52 3LB

Project: Single storey rear and side extension

Proposed

The existing house consists of a semi detached 3 storey house and attic room. The proposed aims to extend to the rear of the house single story to increase the size of the existing kitchen area, create a utility room and increase the day lighting and the energy performance of the building. Along with this the existing garage is to be demolished and rebuilt tighter to the existing building line. The proposed re uses the existing yard space to the side of the house.

Amount:

Existing garage demolition = 14.2m² of loss of floor space

Existing kitchen and garden room demolition = 24m² of loss of internal floor space

Proposed additional floor space = **51.8m²** taking into account the demolitions.

Visual impact:

The extension is to be single storey and projects from the rear of the house. The neighbouring house to the East is set back into the garden from this line with a large contemporary extension, meaning the proposed offers no impact to the neighbouring vision splay.

To the West the building has been aimed to keep within the 45° rule, a small section of this crosses this line the roof in this area is to be under 3m in height. Due to the size and low density of the house in the area, the site benefits from large distances between the houses. As such we do not envisage a large impact to the neighbouring buildings. The extension to the West also will be built closer to the house than the existing garage, in some part also reducing the impact over the existing.

The extension makes use of the dead space to the site of the building meaning that the impact to the rear building line is minimal. This is also reinforces the existing form. The long gardens are large and enclosed, meaning no over looking issues or impact to neighbouring houses. The proposed aims to hint back to the local vernacular in it form and material. The proposed clearly reads as subservient addition to existing building.

The impact to the frontage of the building is minimal.

Materials:



The proposed materials for the extension are to be in smooth render with a tiled roof. These have been selected to match in with the original building and draw influence from the local buildings in the area. The demolition of the existing garage will also improve the overall aesthetic.

Flood risk/Drainage:

The site is located within Flood Zone 1 and therefore is not at risk of flooding. The rain water collection will be the same as the existing.

Please see the sustainable drainage statement attached with this application.

Wildlife/Ecology:

There are no apparent wildlife issues concerning the extension of this building. The existing corrugated roof to be demolished is not considered a good habitat for bat use, due to high and low temperature changes in the material. As such we do not feel a bat survey is pertinent in this application. A method of hand demolition will be taken, with any bats discovered discussed and inspected with an approved ecologist prior to any further works.

