

Design & Access Statement: July 2021

Extension to existing dwelling

45 Wedgewood Road, Cheadle, Staffs, ST10 1LD

Existing Site Details:

The existing house is a 3 bedroom detached situated on a road which has some degree of variety to the size and appearance of the properties. It has a detached standalone garage towards the rear of the property on the left hand side driveway. It is of a conventional, traditional brick construction with pitched tiled roofs and uPVC windows and fascias all round.

Proposal

The front of the property will have an additional 1st floor room added c/w with new pitched roof and gable end. With the alterations to the 1st floor layout there is the need to add a new obscure glass window to the side of the building to allow for daylight to the staircase and landing area. The rear of the house shows an extension to the ground level living space, forming an enlarged kitchen and new garden room. This additional room will have a tiled lean-to roof c/w velux windows.

Access:

There is currently a driveway to the left of the property reaching to the standalone garage towards the rear. No alterations to access are planned to this. The property has both a front and rear door, both of which will remain as existing.

The building:

The new extension will have minimal visual impact on the road as there will be no widening or additional height being added to front elevation. The new walls to the additional 1st floor bedroom will be finished in an off-white monocouche render and the line of the walls will remain slightly set back from the existing around them to help define this finish well. The ridgeline to the new roof will sit slightly lower than the existing ones around it.

To the rear, the proposal shows the new living space extending out in to the garden and these walls will be finished in the same off-white monocouche render. All new roofs will have grey concrete tiles to match the existing. New French doors with side glass panels will be added to the rear.

Green Credentials:

The construction of the new rooms will fully comply with all relevant building regulations and the owner & builder will work closely with the local authority building inspector to ensure the specification of all materials, windows and construction meets these building regulations.

Utilities:

There are only minor alterations to the existing electrics and plumbing planned. These will be undertaken by a qualified person with no significant alterations to the incoming supplies.

Landscaping:

There will be little to no alterations to the general landscaping of the property as a result of this proposal.