

DESIGN AND ACCESS STATEMENT

Single Storey Extension To Dwelling

On behalf of

Mr Otter

At

Brooklands, 79 Brookfields Road, Ipstones, ST10 2LY

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INTRODUCTION

This statement is submitted as a Design and Access statement as additional information in support of a "Householder Planning & Demolition in a Conservation Area" Application for an extension at Brooklands, 79 Brookfields Road, which is located in a conservation area.

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

• Design

o Process

□ Assessment

The Design has evolved from a requirement to make a property built in the 1700's into a standard akin to today's living standards. It is proposed a small side single storey bedroom and wet room extension that makes efficient use of the side garden whilst minimising impact on the neighbouring properties.

The extension would be in place of an existing dilapidated conservatory which would be demolished as it is now unusable as a living space

A major priority was to ensure better access to the property from the side. It is a property which is on various levels so access to parts of the garden with an improved level access needs to be implemented. The current rear stone steps are in a poor state of repair and a dangerous to use.

Stylistically the building is designed to closely match the traditional house appearance of the surrounding context and is classed as a building of significant interest in the local area

□ Involvement / History

There have been no previous applications associated with the site.

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

□ Evaluation

The surrounding area is low density suburban traditional housing with a dominant stone terraced architectural style, mostly privately owned bungalows, dormer bungalows cottages and two storey houses with between 2 and 4 bedrooms.

□ Design

The site is located within a conservation area. This has been considered by retaining mature trees and 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. The external walls of the extension would be built in traditional stone mortared walling to match the existing stonework of the main house. The new Roof, windows and doors would match the existing house.

The external works would be carried out to provide a level access throughout the property

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.

o Use

The proposed use is for a residential property.

o Amount

The major feature of the design and to accommodate the natural fall of the land is the formation of level access paved slopes to the front and rear to reach the entrance level dwelling and gardens.

o Layout

The design of the extension is to increase the ground floor layout to allow maximum use of the side garden whilst still retaining a large sized private rear space. The extension is to be 4.163m wide x 5.728m in length x 3.1m high.

o Scale and Impact

The design of the extension is inline with local planning policies for a side extension. The height has been kept to a minimum pitch for the roof covering

o Landscaping

The landscaping shall be inclusive of a rear sloped and stepped access whilst retaining lawned garden, footpaths etc

o Appearance

The appearance shall be traditional stone with a tiled roof in a style common in the area and reflective of vernacular building.

- Access

- o Vehicular and transport links

The site is served by good road infrastructure and is highly accessible by car and bicycle. Its location is close to the local bus network and is served by A & B roads with good links to trunk roads / motorways.

- o Inclusive access

The frontage of the house is on a well planned and lit, easily accessible conventional sloped street.

The rear garden is accessed via a stepped access. Steps up to the rear access of the property will be relaid