

Design and Access Statement.

1096 - 47 Hazelton Way PO89BP - Rev 01-
10/12/18

Introduction

The Design, Heritage and Access Statement has been prepared on behalf of my client as part of the planning application for a removal of an existing single storey extension and double detached garage and creation of a new single storey extension and detached garage.

The format of the statement is derived from guidance issued by the Government as Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

Planning Proposal

Under the planning application, we are looking for the extension to the roof and rear of a bungalow to create a new family dwelling for three generations.

The proposal will see a granny annex created to one half of the ground floor, two bedrooms created in the new roof conversion and living space created in a rear extension.

Conservation Area

The site is not within any conservation area.

Background

The owners are in a joint venture with an existing parent to create a new dwelling for three generations. This will see the creation of one home with two separate private areas.

A previous application has been submitted previously and this is a revised application to accommodate the previous concerns raised.

The existing house has two bedrooms, one kitchen, two living spaces, dining room and a family bathroom. Although the dwelling has been well used and loved the property is in need of renovation.

Location

The site is in a residential area with the surrounding houses all of a similar bungalow properties, either as a garage attached, semi detached or detached style. The immediate area is subject to a number of similar extension to the rear and roof.

The property has a large front and rear property which is also synonymous with the immediate area.



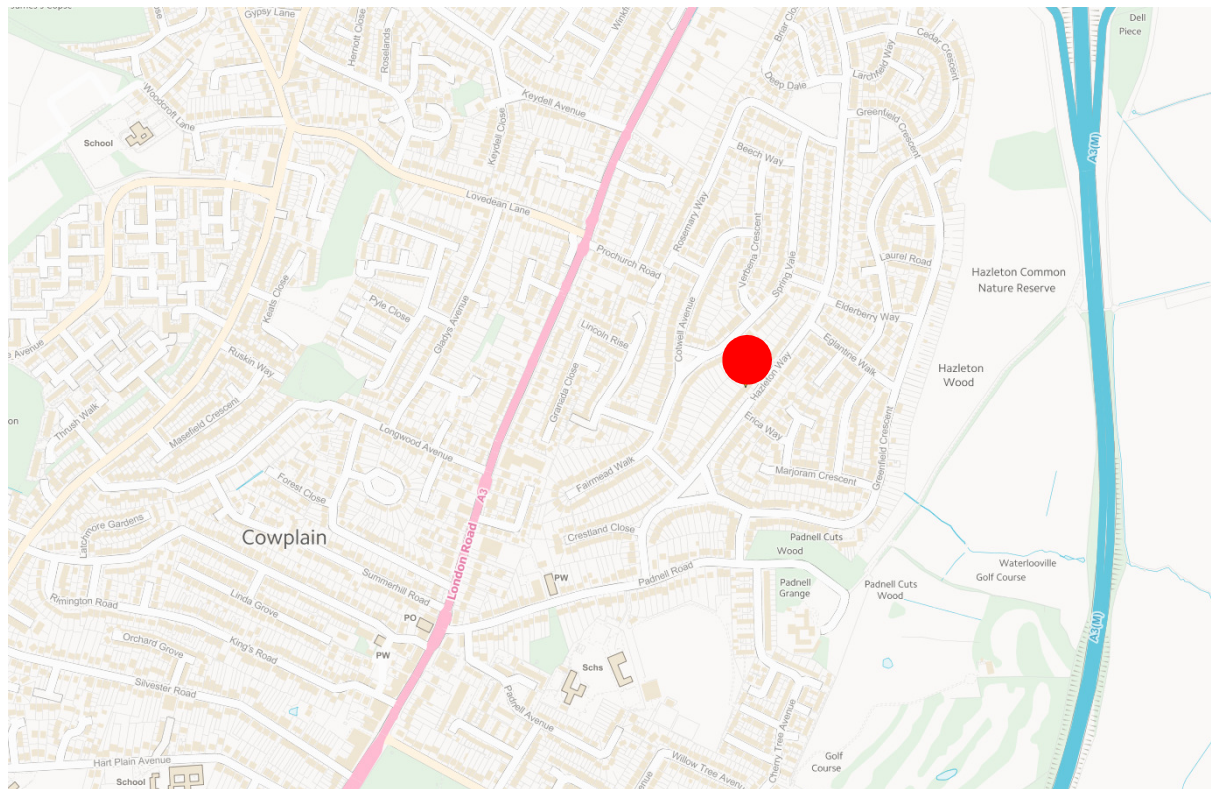
Existing Photographs



View of the existing front showing brick and white render.

Flood Risk Assessment

The site is outside of any flood risk zone. The proposed development will not cause any adverse effect or increase flooding in the local area. As seen in the map the site is outside the flood risk.



The Need

The house is currently occupied by the parent (grand parent) and the alterations to the house will allow the family to share the same dwelling for care and ease of living. The house will be effectively as one but allows the separation to allow private living.

The house is starting to show its age and the extensions will allow for the property to be refurbished up to current living and building control standards. This will ensure for a practical, comfortable and fit for purpose property for the three generations.

Scale, Massing and Materials.

The proposal scale and massing has been derived from neighbouring extensions and recently approved applications on the street. The roof design features a small element of pitched roof to reduce the visual impact of the dormer and in addition, the dormers have been pulled away from the eaves to reduce the overall massing.

The rear extension has a shallow pitch roof and shares similar materials found on the existing property. The scale and massing of the rear extension looks to work with the shape of the existing property. Gutter positions and roof overhang ensures that the proposal is visually appealing whilst matching the proportions of the existing property. The floor to gutter heights have been kept low to prevent the single storey extension growing beyond an unnecessary height. This keeps the proposal height low.

The existing materials are of brick base with a rendered finish above. The design proposal takes influence from the existing and matches the materials to create an in keeping proposal. The addition of timber effect cladding will help to break up the mass of the gable ends

Overlooking and Rights to Light.

The proposal will not cause any neighbouring properties any issues with overlooking or rights to light. The proposals design has taken in orientation, building placement and scale and massing to prevent any cause for concern.

Pitched roofs and consideration to keeping the massing low helps to prevent any unnecessary overshadowing.

Conclusion

The proposal will create the ability to provide additional space for an existing family and enable three generations to live under one roof.

The scale and massing is appropriate to the neighbouring properties and the materials used are appropriate to the local context. There are numerous extensions that have been undertaken in the immediate area.

