

Design and Access Statement.

1087 - 9 The Brow Purbrook - Rev 01- 05/03/18

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 a brick based, render topped extension and detached garage with a pitched facing roof with internal flat roof.

The proposal will replace a dilapidated single storey lean too extension and a detached asbestos garage. This will see the creation of a fit for purpose and well constructed in keeping proposal.

Conservation Area

The site is not within any conservation area.

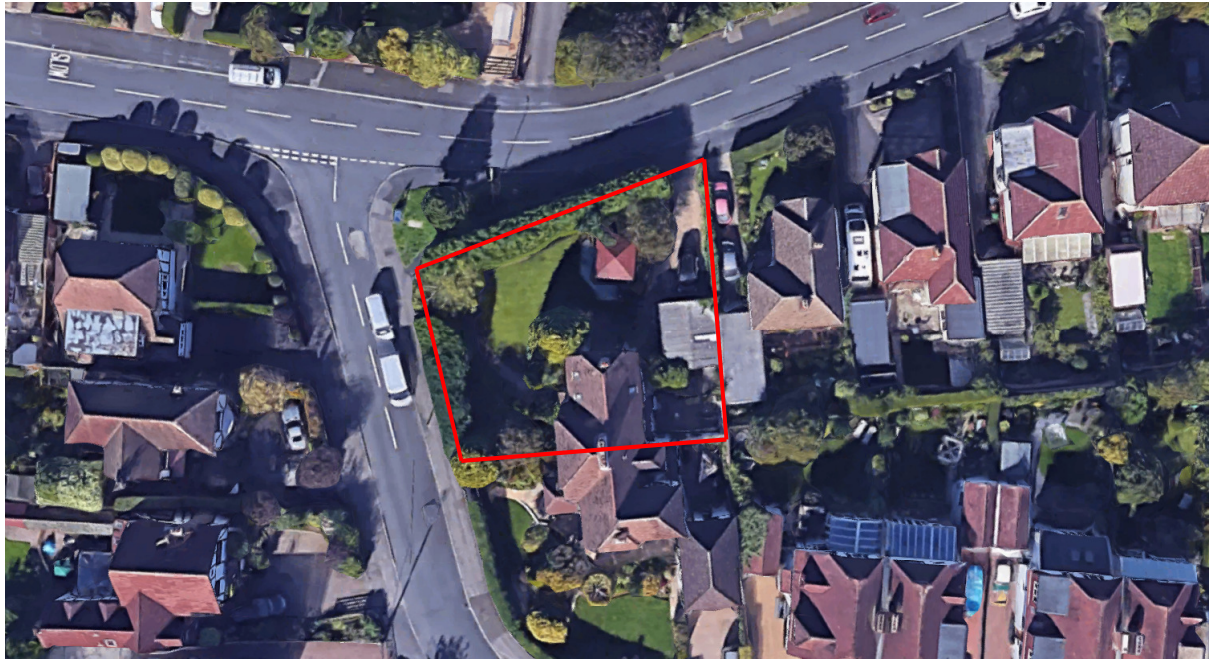
Background

The owners have bought the house with planning permission. However due to technical difficulties with below ground drainage and level changes across the site, the proposal is unable to be constructed. We have been appointed to provide a fit for purpose proposal that resolves the issues as highlighted.

Location

The site is in a residential area with the surrounding houses all of a similar mock tudor style exterior. The property sits on the a corner plot location and is afforded with a garden to all sides of the property.

Access is via the main road onto a private driveway which fronts onto the existing detached garage.



Existing Photographs



View from the garden back to the garage.



View of the end of the house across the garden with the driveway to the garage.



View of rear terrace back to the rear of the garage.



View of the terrace from the existing house.



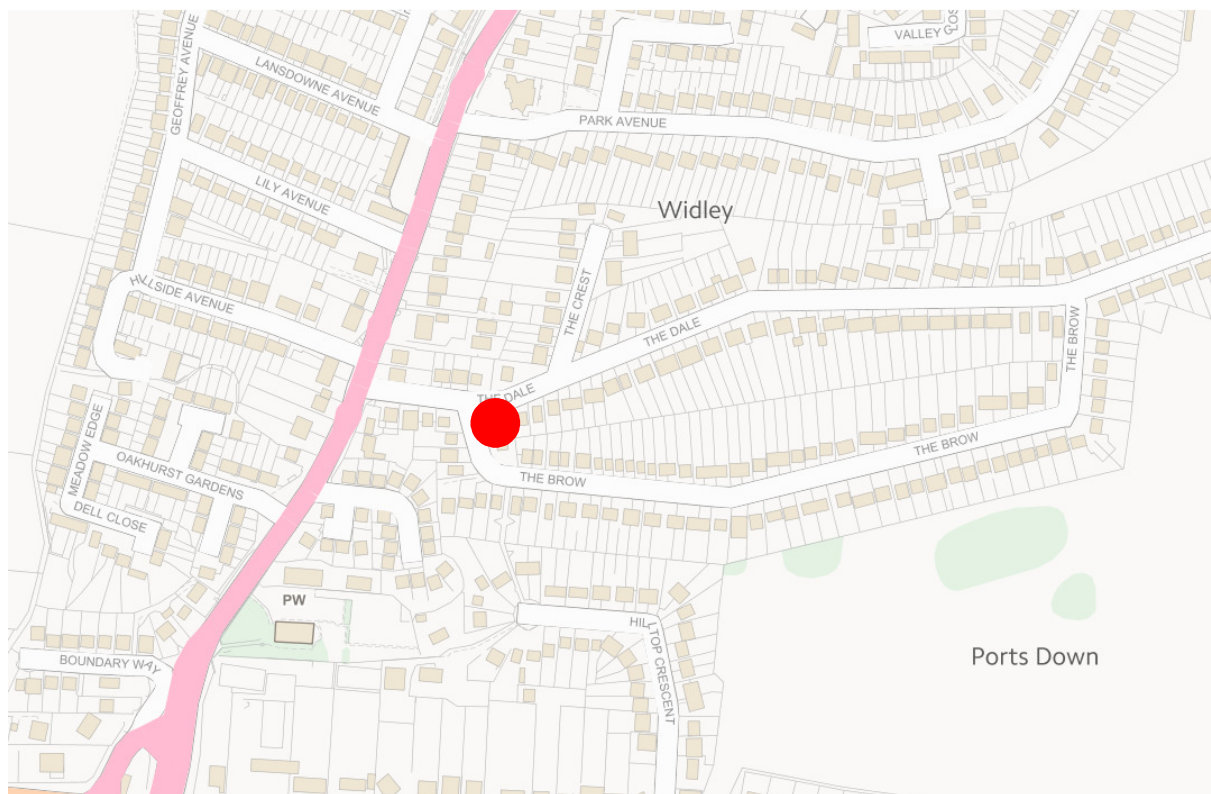
View of driveway back to the existing dilapidated garage.



View of existing single storey poorly constructed extension/ lean too.

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 has generous grounds to all sides of the semi detached property however the internal proportions of the house do not match the quality of the exterior space. The newly wed couple plan to remain in this property and to start a family. This new ground floor layout will enable a large family kitchen living area with downstairs toilet and shower. This will provide a fit for purpose practical ground floor living space connected to the garden. This will enable the house to be better connected to the external space.

The dilapidated garage requires updating. The proposed extension requires the removal of the existing garage. The new garage will provide a well constructed double garage ensuring that it provides a practical storage and parking facility. It will provide more than sufficient space to park too cars and provide storage within the roof space.

Scale, Massing and Materials.

The proposal scale and massing has been derived from the existing building. The roof design has been based off the existing 45 degree pitch of the existing house. The internal flat roof allows the ability for a facing roof pitch to the three sides of the proposal. This 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 mock Tudor design rendered finish above. The design proposal takes influence from the existing and matches the materials to create an in keeping proposal. The detached garage shares a similar design language and will replace a dilapidated asbestos garage and create a fit for purpose double detached garage that will share the same scale massing and materials of the main house. Helping to marry the two structures together.

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.

Conclusion

The proposal will create the ability to provide additional space for an existing family home.

The scale and massing is appropriate to the neighbouring properties and the materials used are appropriate to the local context.

