



DESIGN & ACCESS STATEMENT
Proposed new roof extension

CONTENTS



- 1 - Introduction
- 2 - Site & Location
- 3 - Site photographs
- 4 - Existing Drawings
- 5 - Proposed extension
- 6 - Proposed Drawings
- 7 - Surrounding Precedent examples
- 8 - Existing & Proposed Aerial views
- 9 - Proposed 3D images
- 10 - Conclusion

1. INTRODUCTION

88 Stakes Road, Purbrook, is a single detached dwelling house. Currently arranged as a 4 bedroom Chalet bungalow including a single dormer to the East elevation.

The property has in a state of disrepair having been uninhabited for some time before being purchased by the current owners and required complete renovation to provide a modern family home.

The proposal is to extend the road to the rear of the property, add an additional dormer to the West elevation and rebuild the existing dormer in a sympathetic style and materials, to enlarge the master bedroom and add an additional bathroom and balcony at first floor level.

The number of bedrooms will remain unchanged. Parking provision at the property is off-road on a large driveway which will remain unchanged. Ample gated space is also available for cycle and waste storage.



2. SITE & LOCATION



Site location satellite view



Site Location plan

3. SITE PHOTOS (pre - renovtion - redecoration works have now started)



Front / North West Elevation



Front / North East Elevation



Garage



Rear Garden



Rear / South elevation aerial view



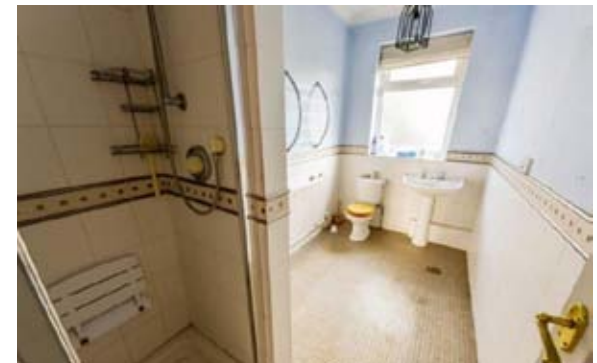
Kitchen



Entrance hall

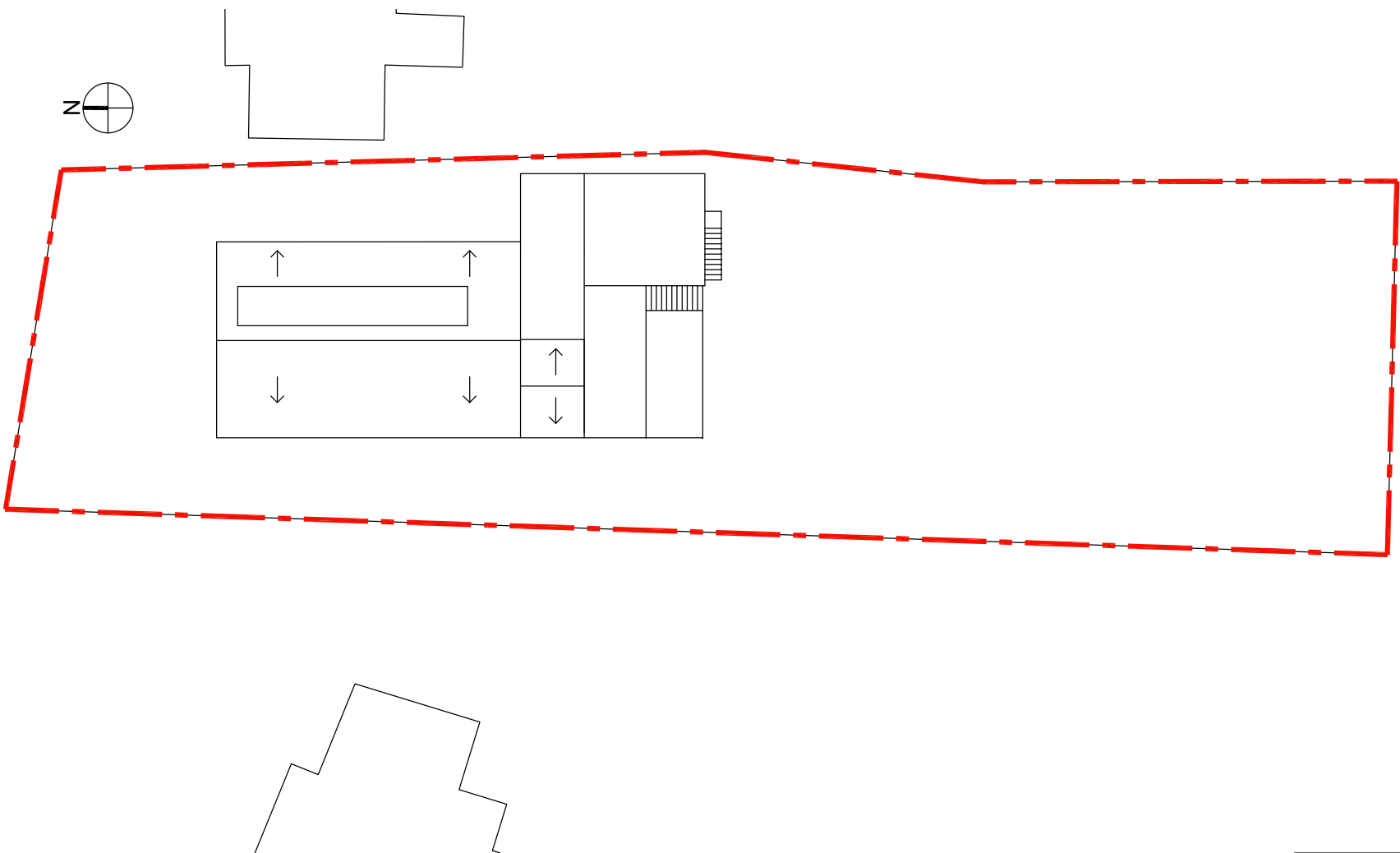


Living Room

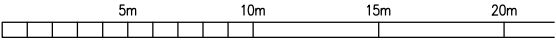


Shower room

4. Existing Drawings

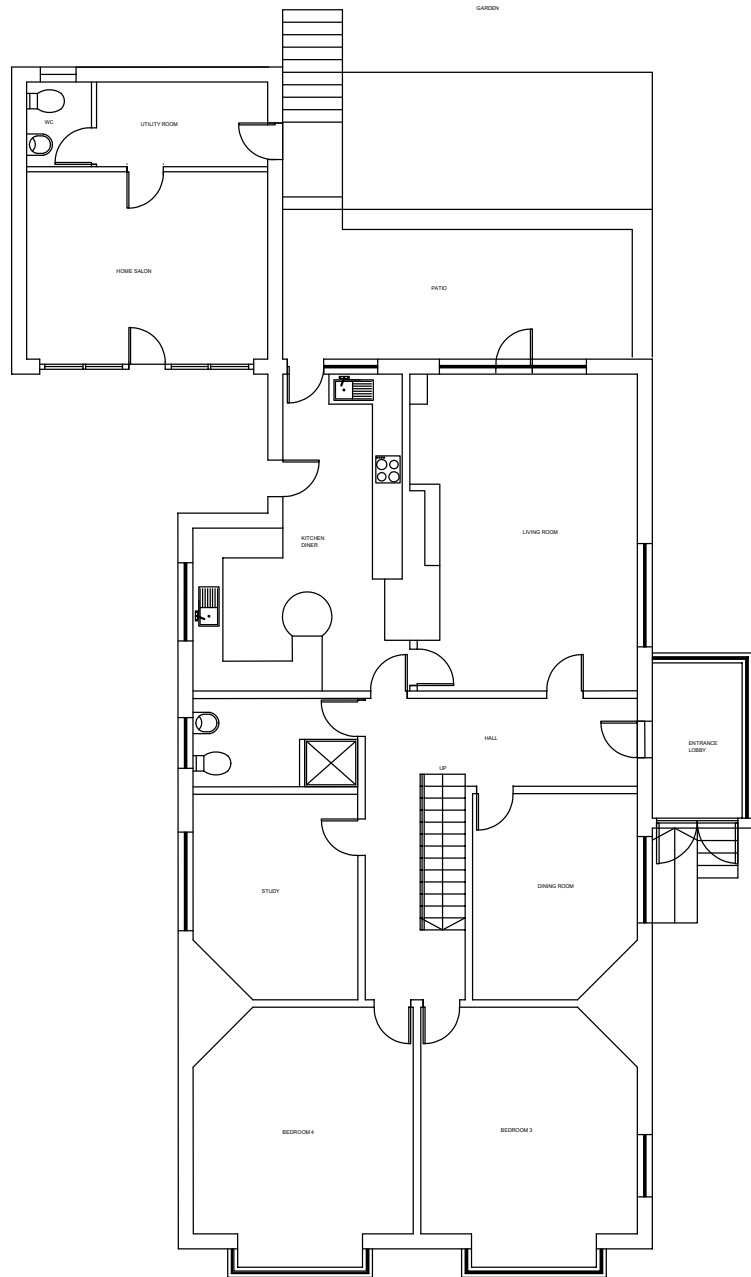
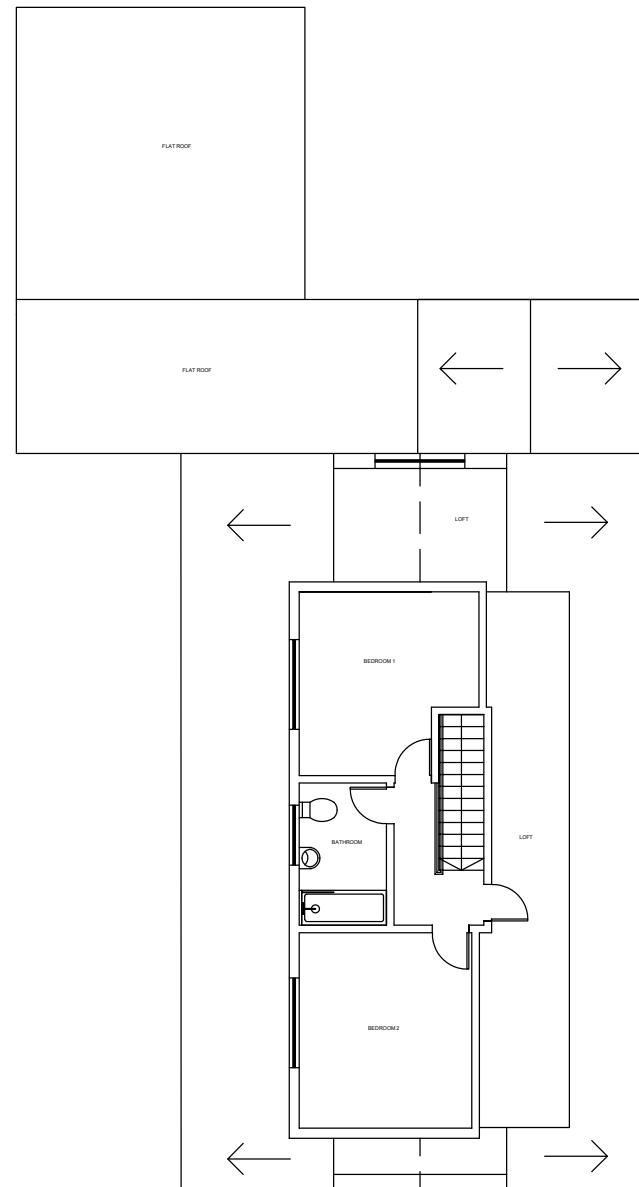


1:200



88 STAKES ROAD
EXISTING
SITE / ROOF PLAN

DATE: JUN-24	SCALE: 1:200@A3	DRAWN:
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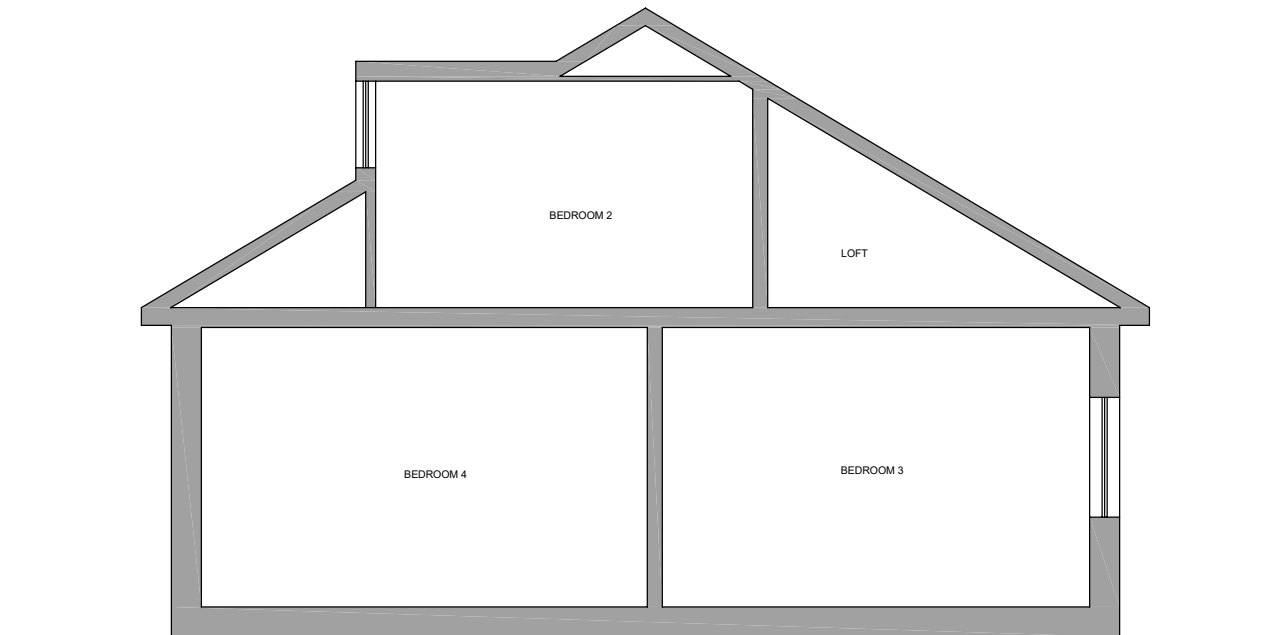


1:100 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

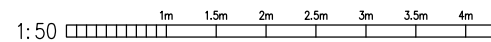
88 STAKES ROAD EXISTING FLOOR PLANS

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Section A-A



88 STAKES ROAD
EXISTING SECTION

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5. Proposed Extension

The proposed development includes an extension to the existing roof slope to the rear / South elevation. Providing a new covered balcony to the master bedroom over-looking the rear garden.

A new dormer is proposed to the West elevation, enlarging the roof space to create larger more practical bedrooms with a new en-suite to the master bedroom. The west elevation faces directly onto an existing side road to a new development behind and not into any neighbouring property, there is therefore no issue of over-looking from first floor windows in this location.

The existing dormer to the East elevation will be replaced in the same location with a new dormer. Both dormers will be clad in composite cedar effect cladding with mid-grey membrane to the roofs.

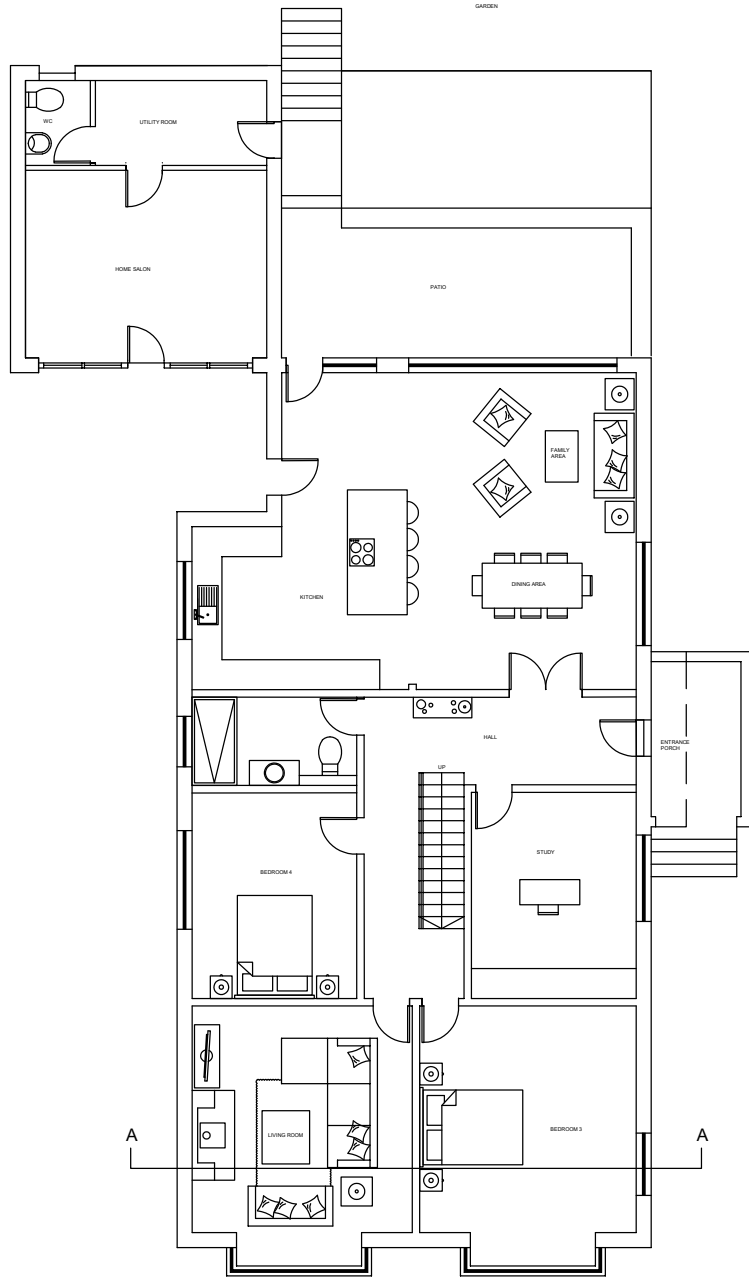
A New Entrance canopy is also proposed to the main entrance door on the west elevation. The elevations will all be rendered in a new white STO render, with Basalt grey UPVC windows and a matching colour to fascias and details. The dormers, entrance canopy and covered balcony to the rear will be clad in cedar effect composite cladding.

The existing driveway will be re-surfaced in new permeable block paving and all existing mature landscaping tidied and maintained.

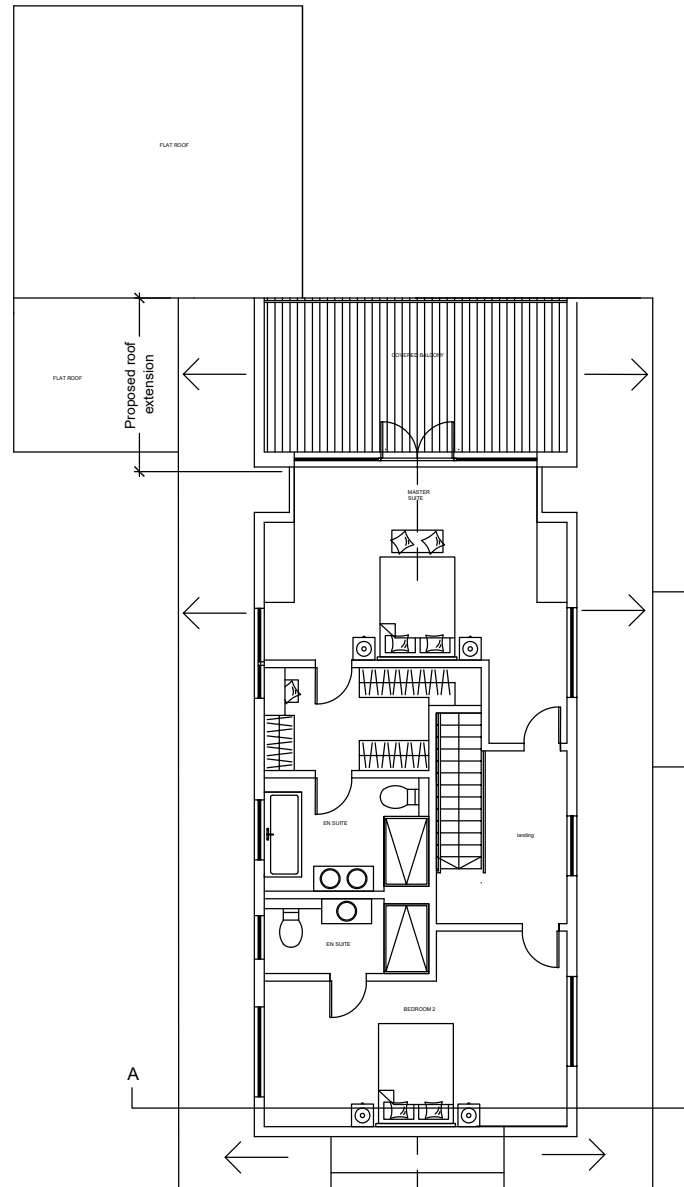


6. PROPOSED DRAWINGS

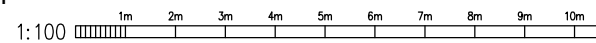




Ground floor plan

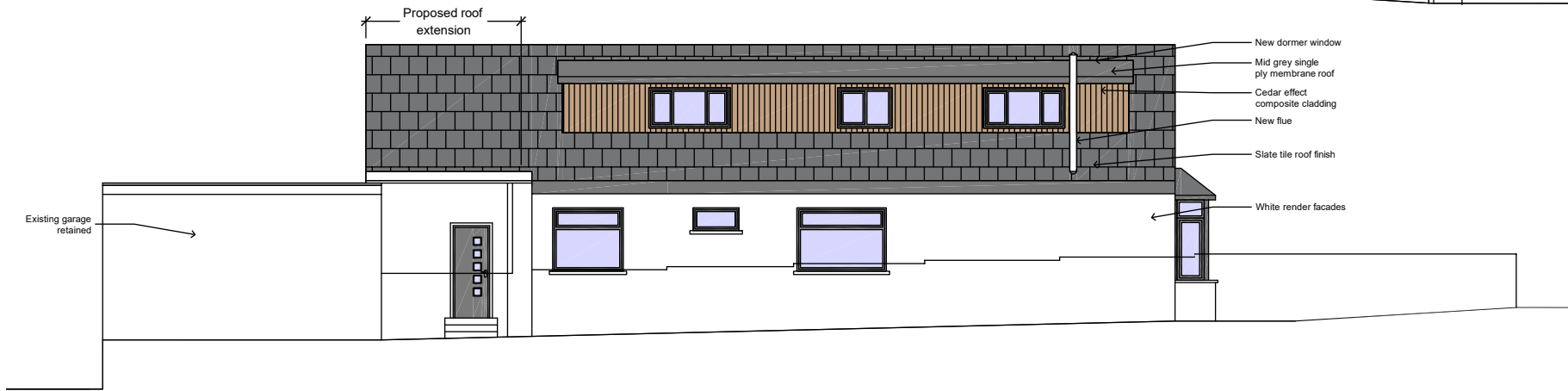
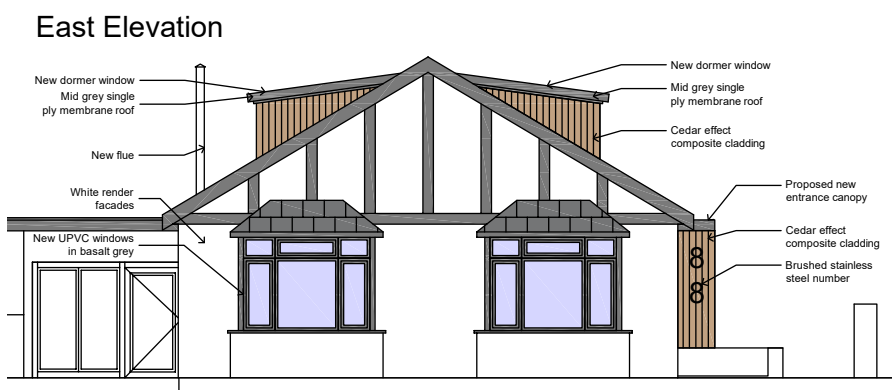
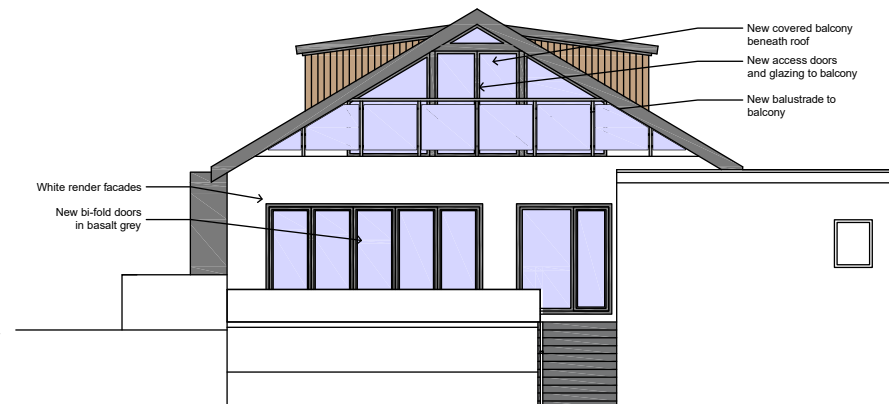


First floor plan



88 STAKES ROAD PROPOSED FLOOR PLANS

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FILE:		

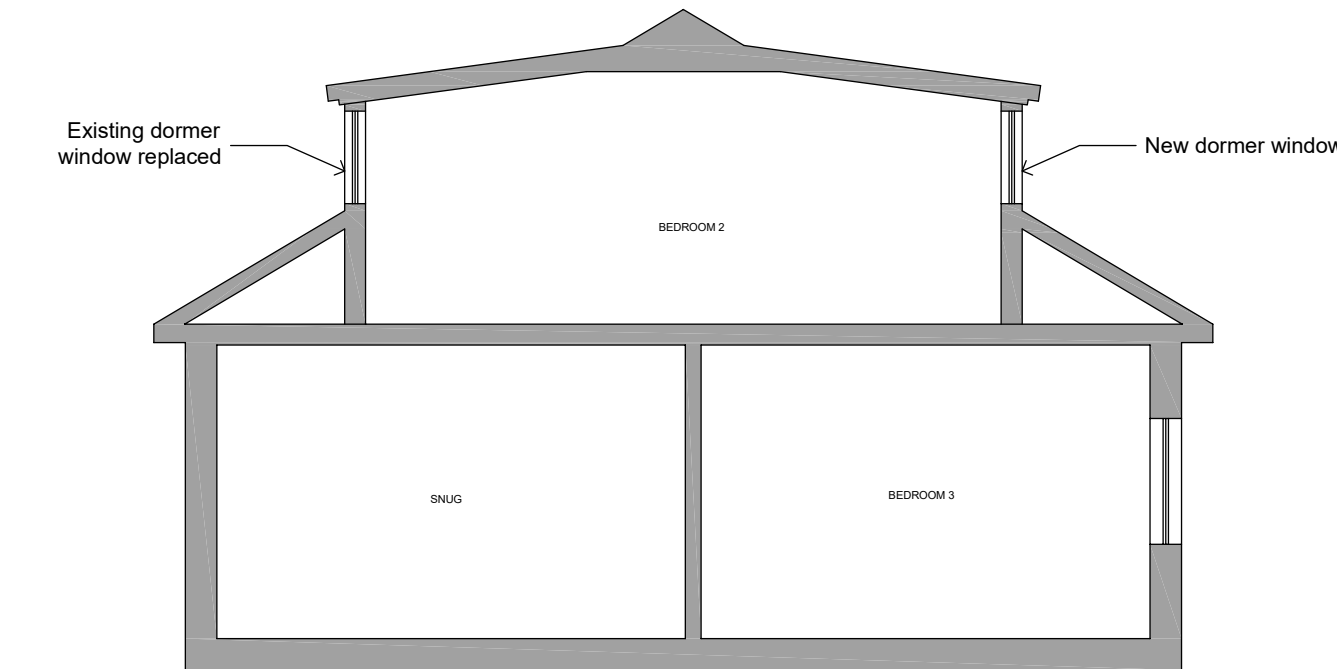


South Elevation

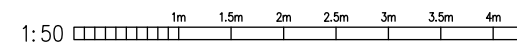
88 STAKES ROAD
PROPOSED
ELEVATIONS

DATE: JUN-21 SCALE: 1:100@A3 DRAWN:
DWG No:

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m



Section A-A

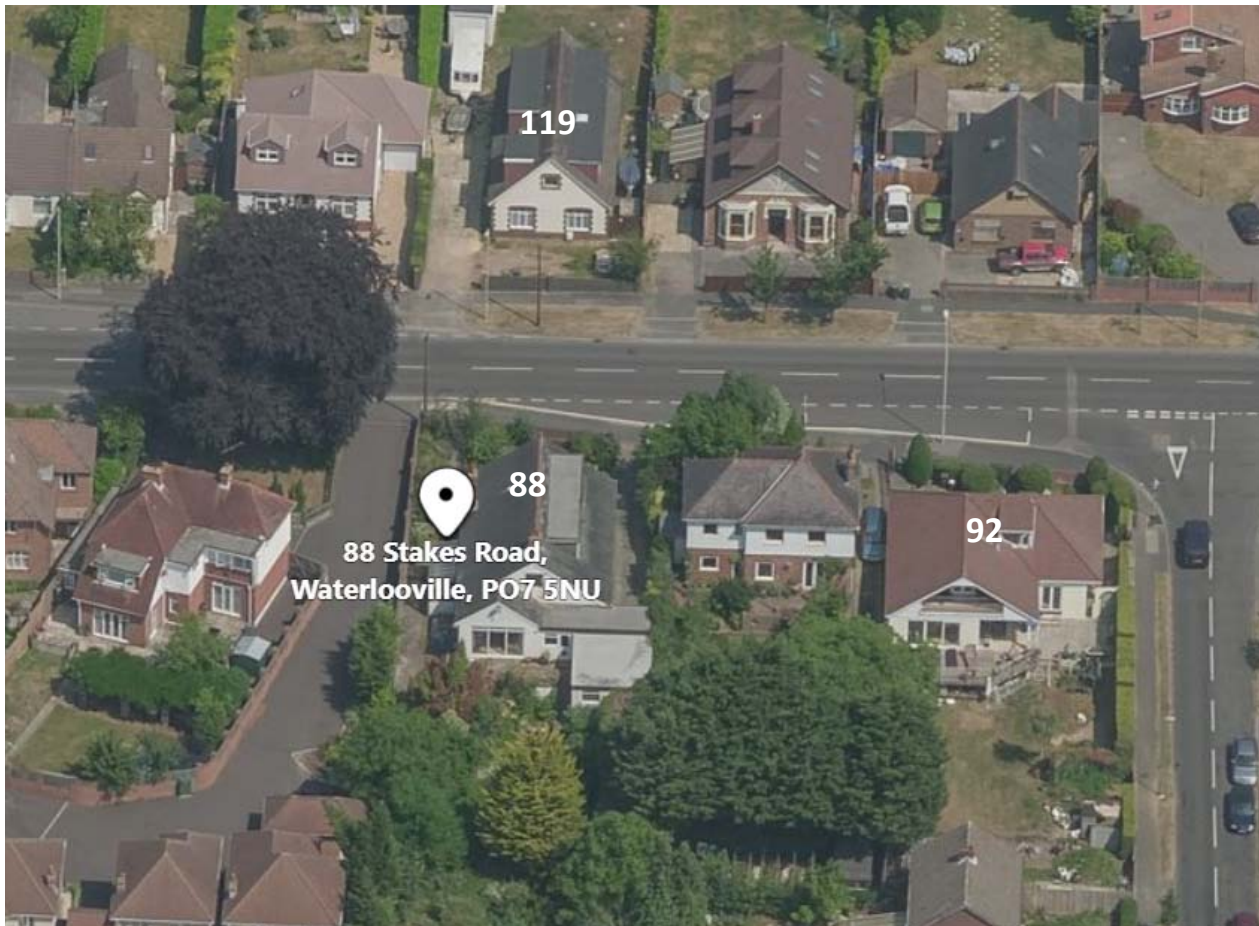


88 STAKES ROAD
PROPOSED
SECTION

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7. SURROUNDING PRECEDENTS

There are a number of existing examples in the surrounding street scape. Setting a precedent for approval for twin dormer windows to the roof and a covered balcony to the rear elevation. Images of these in close proximity to the property are shown below.



Covered Balcony to 92 Stakes Road



Twin dormers to 119 Stakes Road



View towards North Elevation - Proposed



View towards South Elevation - Proposed



Existing



Existing

88 STAKES ROAD
AERIAL VIEWS
EXISTING & PROPOSED

DATE:	JUN-24	SCALE:	NTS	DRAWN:
DWG No:				REV. No:
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9. PROPOSED 3D IMAGES

Proposed 3D images showing an impression of proposed materiality, colours and landscaping.



Front / North elevation from Stakes Road



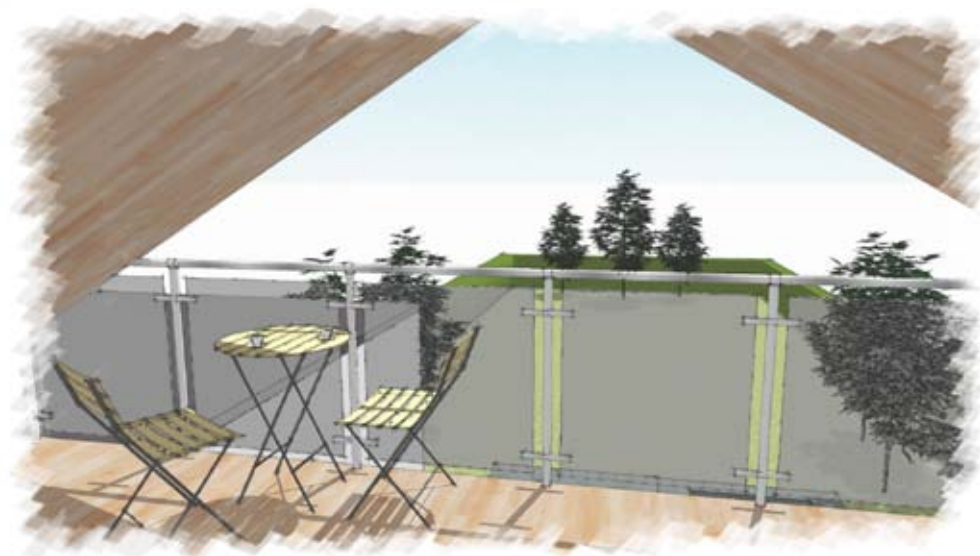
Main entrance door / West elevation



Rear / South elevation from garden



Rear elevation from garden



View from new covered balcony

10. CONCLUSION

This application is for a minor extension to the roof of an existing chalet bungalow.

The street scene of Stakes Road is varied with a range of different housing types of varying ages and styles.

The proposed alterations are sympathetic to the style and age of property and would not be out of place on the street.

The alterations have no impact on overlooking to existing surrounding dwellings or windows.

Existing similar developments exist in close proximity to the property which set a precedent for approval.

The number of bedrooms, parking and landscaping remain mostly unchanged.

The development as a whole will have minimal visual impact to the surrounding street scape or neighbouring properties.