

Single Storey Rear Extension with Revised Roof to the Existing Single Storey Rear Structure.

at
68 Lower Road, Bedhampton. PO9 3LJ

DESIGN & ACCESS STATEMENT

1 ASSESSMENT OF PHYSICAL CONTEXT

The existing dwelling is a 2 bedroom semi-detached cottage over two storeys. The property is constructed with red facing brickwork with render to some elevations, with plain tiles to the main roof and slates to the existing single storey rear structure. Windows and doors are white/light green UPVC.

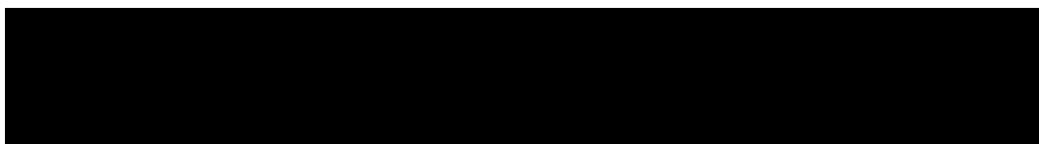
The property has a fully enclosed garden bordered by close boarded fences and includes a linked garage to the rear of the garden.



Fig 1 – View of the front of the property.



Fig 2. View of the rear of the property



2 THE PROPOSAL, DESIGN PRINCIPLES, MASS, SCALE & MATERIALS.

The proposal is to provide a single storey extension to the rear and side of the property to square off the existing single storey structure with the main dwelling footprint. The new accommodation allows for a [REDACTED] shower room with revised kitchen, living and dining accommodation. The existing living room is converted to a ground floor bedroom. The revised layout allows for ground floor living accommodation [REDACTED]

The single storey extension squares off the footprint to the rear without impinging or restricting the existing side access to the rear garage. The roof of the existing single storey structure is revised to allow for a new flat roof over the entire single storey structure. The roof will link into an existing parapet upstand along the adjoining boundary and assimilating the adjoining property's single storey flat roof structure.

Walls are to be facing brickwork with windows and doors in white UPVC all to match and assimilate the main dwelling. The roof is a flat roof structure, limiting any height

and mass to the structure and is to be a grey GRP and incorporating a rooflight to provide additional natural daylight to the new open plan living space.

A new entrance door is provided off the side access to allow for more suitable level access into the property with flush threshold. The existing driveway gates are moved back to allow direct access from the front of the property into the new side access door. The current front door will not be utilised as main access, as this would lead direct into the new bedroom. A small canopy is provided to provide weather protection to the new side access door, and will also help to distinguish the main access to the property when approaching from the front driveway.

3 CONCLUSION

The proposal has been carefully designed to link in with the existing dwelling to provide additional accommodation, limiting any mass and scale to the new structure.

The appearance of the proposal assimilates the existing dwelling style using equal materials to elevations allowing for a coherent addition.



The proposal retains vehicular access to the rear garage, as existing.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.