

**Single Storey and Two Storey Side Extension  
at  
77a Cunningham Road. Waterloo. PO7 5TZ**

**DESIGN & ACCESS STATEMENT**

**1 ASSESSMENT OF PHYSICAL CONTEXT**

The existing dwelling is a 3 bedroom end of terrace two storey property built approx. circa 1990's, as part of a terrace of 3 dwellings. The property is constructed with yellow facing brickwork with contrasting red brick headers and cills to openings and has a feature front gable elevation with painted render and blue/grey weatherboarding above. The roof is pitched with concrete interlocking tiles.

The property is set back from the highway allowing for a front driveway providing head-on type car parking. There is a garden to the side and rear, which is fully enclosed by an approx. 2.0m high close boarded timber fence which has a gated access off a shared pedestrian alleyway.



Fig 1 – View of the front of the property.



Fig 2. View of the rear of the property



Fig 3 – View of the existing pedestrian alleyway providing access to the rear garden.



Fig 4. View of the existing side garden area.

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

The proposal is to extend to the side of the property on two storeys up to the side boundary. The accommodation provides two additional bedrooms along with an additional shower room facility.

The proposal is set back from the front elevation in-line with the existing stepped façade of the terrace of three properties, allowing for the existing gable frontage elevation to retain prominence. The existing roofline along the front elevation is extended to the side, above the new structure, and along the rear elevation the two storey element is set back which in turn reduces the ridgeline to be lower and subservient to the main roof, reducing mass and bulk to the proposal. The footprint, however, is extended to line through with the existing rear elevation façade allowing for a mono-pitched roof above, the extent of which sits comfortably under the new first floor window cills where meeting the two-storey structure.

With the proposal encompassing the existing garden area to the side of the property, the existing gated garden access is blocked by the new structure, requiring the side gate access to be moved. The gate is relocated to the rear of the new extension, providing and maintaining access to the rear garden from the side alleyway.

Walls are to be facing brickwork with matching contrasting brick cills and header coursing to openings, all to match and assimilate the main dwelling. Windows are to be equal white UPVC. The roof is to be equal concrete interlocking tiles to match the existing. The close boarded fence is to be reinstated along the boundary line and the existing gate retained, albeit moved to the new location.

## **3 CONCLUSION**

The proposal has been carefully designed to be subservient to the main dwelling, retaining the character and symmetry to the existing terrace of three properties.

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



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