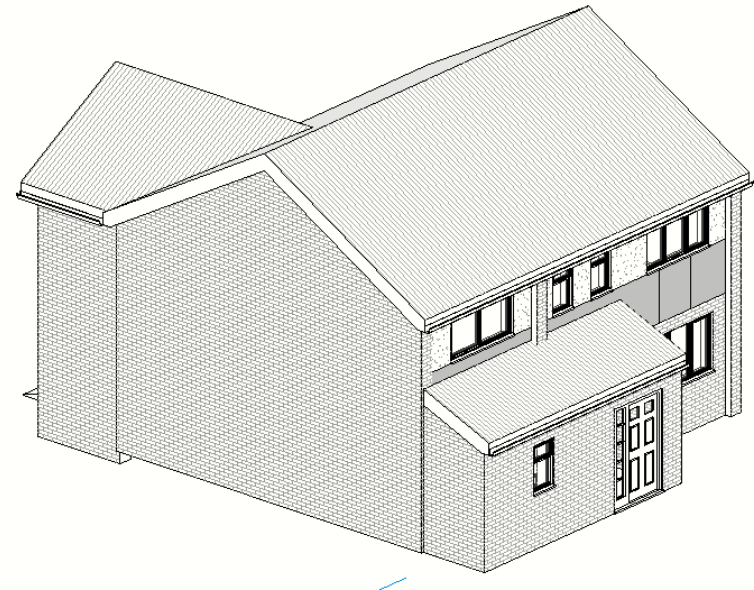


## DESIGN & ACCESS STATEMENT FOR

**97 Fairwater Drive,  
Woodley RG5 3JQ**



## **1.0 Site and Surrounding**

The application site relates to an end terraced property and located in an established residential area. The property has 4-bedroom, 2-bathroom, kitchen with garden and garage. Most of the houses are detached and terraced houses with off street car parking space in the front or rear of the house.

## **2.0 Proposed Design**

The proposal is to erect a front porch and partial two-storey rear extension with a dual pitch roof which will not protrude beyond the main boundary line of the host dwelling to reduce the mass and impact on the neighbours.

The proposed extension is modest in terms of height, depth, and design. The proposal is clearly subservient to the host dwelling and there are other examples of extension of various sizes and designs in the surrounding street scene. Consequently, it can be considered that the proposal is likely to have an no impact on the character of the area.

### **2.1 Policy H14 'Overlooking and loss of privacy' and 'Loss of light and overbearing'.**

It is considered that the proposal is unlikely to raise any loss of light or overbearing or overlooking or loss of privacy concerns.

The external amendments such as the new windows, will match the existing windows (as shown in the proposal plans) will enhance the visual appearance of the building and enhance its status within the area.

Internal walls and unit partitions will be fire rated stud walls including sound insulation between bathrooms and living rooms in accordance with latest regulation part L.

The shell design and material will match with the existing house and general appearance with the surrounding area and will have minimal impact on the street scene and properties around the area.

### **2.2 Access**

All newly constructed work, door openings, corridors, manoeuvrability within rooms are, and will be, in full compliance with Approved Document Part M.

### **2.3 Floor Height**

Rooms will have minimum ceiling height over 2.2m

### **2.4 Parking**

There are no parking restriction regulations in the vicinity of the site so overflow parking on the street would be unlikely to result in a highway safety impact.

### **3.0 Sustainability and Environmental Statement**

Assessments of ecological and sustainable measures may be incorporated into the building project and the following key features have been considered:

#### **3.1 Building fabric**

The proposed buildings will have very good levels of insulation to achieve or exceed u-values as specified in Part L of the Building Regulations. Thermal mass will also be provided to prevent overheating. The use of more environmentally friendly materials with regards to embodied energy and lifespan are proposed. The specification of mortars and adhesives will be considered to maximise the potential for re-using materials when the building is refurbished, altered or demolished.

#### **3.2 Lighting**

The proposal is designed to maximise the use of natural daylight. This is done by providing the main habitable rooms with dual aspect where possible, and tall, openable windows. The window positions are designed to minimise the requirement for using artificial lighting for the general use of the rooms.

Where lighting is required, low energy type light fittings (primarily LED) will be used throughout the development both internally and externally.

#### **3.3 Heating**

The existing heating system is to remain 'as is'

#### **3.4 Natural ventilation**

New erection has been designed to utilise natural ventilation (via operable external windows which incorporated trickle vents) where possible to reduce energy consumption.

#### **3.5 Refuse**

Bins are provided for both general waste and recycling.

#### **3.6 Ecology**

The landscaping and planting to be retained and protected during the work.

#### 4.0 Relevant Information

PP-151-RG-01 – Existing and proposed block

PP-151-RG-02 – Existing and proposed elevation

PP-151-RG-03 – Existing and proposed ground floor

PP-151-RG-04 – Existing and proposed first floor