

Design and Access Statement

Western Avenue has no fixed architectural style, with a variety of generally larger detached dwellings of varying design.

No. 115 is an existing (1960s) detached house, set well back from the road, providing block-paved multiple vehicle off-street parking, a small rear garden and good separation from all neighbouring dwellings. The property has a large Yew tree to the southern corner, a few established bushes and shrubs and a copper beech hedge to the north-east boundary.

Although the house is structurally sound, it lacks the thermal insulation of a modern house and its internal layout is dated. The property has had a conservatory added to it at some time in the past, which is now in a state of disrepair.

The proposal requires:

Demolition of the existing conservatory, removal of a redundant chimney and changes to the existing bathroom windows, the proposal is to erect a rear/side wrap around extension which will provide a utility room, shower room and office. This will allow better use of the existing kitchen and dining room spaces, which will become one, with new access to the rear garden.

The side/rear extension will be rendered in grey with concrete tiled roof, following the lines and pitch of the existing roofs.

The second part of the proposal is the erection of a two-story gable front extension to provide en-suites to two of the three existing bedrooms, plus the creation of additional porch space. Additionally, the garage door will be moved forward and hidden storage created by walling in the existing outdoor space beneath the flat roof. The side garage window will be removed, creating a more secure and useful garage space.

The gable extension will be built in brick, with concrete tiled roof, matching as closely as possible to the existing gable. The walls around the garage and storage will be rendered in grey (as the rear/side extension).

The brown garage door will be renewed with white.

The proposed works will result in more versatile and much improved living accommodation and will also allow better wall insulation in the areas of the extensions and provide access for more comprehensive secondary insulation in the roof space of the existing structure.

All new fenestration will match existing windows as closely as possible and all new and existing soffits and fascias will be white.

The siting of the extensions will provide walkway / maintenance access (which currently does not exist) around the house and preserve all existing trees and shrubs.

There is no requirement to change the access to the driveway.

The house is built on a steep incline, such that the front of the house has two stories, of which only the upper story continues to the rear at the higher ground level. The exterior difference in ground level is sloped with concrete steps to the North East of the house, and on the South West side, a 2.5m retaining wall separates the two levels. There are no engineering/building complications for either extension as neither traverse or are close to the change in levels, and the ground is generally level in the proposed areas of construction.

I have already consulted some of my neighbours, including those that I would consider to be most affected. None voiced any concerns.