

DESIGN AND ACCESS STATEMENT

To be read in conjunction with Drawings 3868/11 - 14 (Existing Plans and Elevations) and Drawings 3868/4 - 6 (Proposed Plans and Elevations)
Drawings 3868/8 (OS Location Plan) and 3868/7 (Site Block Plan)

1.0 AMOUNT

- 1.1 The clients wish to extend their two storey detached house with a single storey rear extension to create enlarged kitchen, family room and lounge areas with internal alterations to create separate utility and storage facilities on the ground floor area after demolition of the existing conservatory and covered verandah. New pitched roofs are proposed over part of the existing flat roof area.
- 1.2 The present house has a floor area totalling 226.6M² (2438 SF) including the garage with a footprint of 148.7M² (1600 SF).
- 1.3 The proposal will involve the construction of 7.4M² (80 SF) of new ground floor space.
- 1.4 Demolition of the existing conservatory will account for the loss of 10.9M² (117 SF) resulting in a net decrease of 3.5M² (38 SF).

2.0 LAYOUT

- 2.1 The proposals rear extensions do not affect adjacent properties although the proposed pitched roofs over the kitchen and utility areas will affect the flank wall on the East Elevation of the house.
- 2.2 There are no changes to the internal garage parking spaces and there remains a minimum of four parking on the existing driveway.
- 2.3 Existing vehicle and pedestrian access from Phillimore Road is unaffected.
- 2.4 There will be no overlooking of adjacent properties.

3.0 SCALE

- 3.1 The scale of the proposal remains compatible with the existing building and the immediate surroundings.

4.0 APPEARANCE

- 4.1 In order to integrate the extension into the character of the house, it is proposed to match existing facing brickwork and the concrete roof tiles
- 4.1 The extensions will in all respects be constructed in matching materials and detail to that of the existing house to maintain the style and character of the existing building and surrounding properties.

5.0 ACCESS

- 5.1 The proposals will meet the requirements of Building Regulations and provide for level access for Disabled and Wheelchair use.
- 5.2 The existing access from Phillimore Road is maintained for emergency services.

6.0 FLOOD RISK

- 6.1 The building is not situated close to any recognised flood risk area. The proposals will not increase the existing hard surfaced areas as they will be built over existing hard surfaced areas. The retention of all existing trees and shrubs elsewhere on the site will assist in maintaining the absorption rate. All existing hard surfaced areas will remain porous or semi-porous.

7.0 PROTECTED SPECIES

- 7.1 Although there is no evidence of any direct bat activity in the vicinity, the proposals are such that the existing house roof is largely unaffected or disturbed by the extensions.
- 7.2 In the unlikely event of bat activity being affected, appropriate measures will be implemented to protect or replace any existing habitats should such evidence arise during demolition and construction.