walters architect

Design & Access Statement – Proposed Side Extension and Alterations to Existing Garage at 12 Hill Side, Markfield, Leicester

Our ref: WA152

16th March 2011

This document has been prepared using CABE's guidance publication 'Design and Access Statements, how to write, read and use them'.

Introduction.

Our client owns a private house within a conservation area in Markfield, Leicester and they would like to alter the existing layout to accommodate a new study to the ground floor as well as altering their existing garage roof line to accommodate a storage area at first floor.

Design.

The process.

Assessment

The design associated with this application has considered the alterations to be minor with little impact on the current buildings. The only nominal difference between the existing building and the proposed design is a slight increase of ridge height on the garage which can be seen form the main road. The single storey side extension which accommodates the proposed study can not be seen from the front elevation due to the existing form of the building and the topography of the site.

Involvement

Preliminary, ideas have been sent, (informally) to the Conservation Officer involved in the area; Barry Whirrity from Hinckley & Bosworth Borough Council, for initial comment. The submitted design has considered Mr. Whirrity's comments.

Evaluation

Walters Architects consider their submitted design to be sensitive to the immediate area and vernacular and have tried to produce a considered scheme which will prove complementary to the existing house, garage and immediate surroundings.

Design

Proposed style, massing, materials and details are in keeping with the existing building and appropriate to the immediate areas local vernacular.

Existing building lines, extents, heights and neighbouring privacy issues have all been respected in accordance with Hinckley and Bosworth Borough Councils current guide lines.

The principle design consideration of the proposal was to allow increased floor space to the existing property and garage without over developing the site and altering key elevations characteristics of the existing façades.

The design alterations should have a minor effect on the existing buildings and the raising of the garage ridge will be the only minor alteration which can be viewed publicly from out side the property.

Use.

The use of the buildings will remain the same, for domestic purposes only.

Amount.

This application proposes a single storey side extension of approximately 5m^2 and alterations to an existing garage roof, raising it by approximately 600mm. The garage roof also incorporate two new dormer windows and a new floor.

Layout.

The proposed study will be extended off the main hall towards the side of the house and will be difficult to view from the front of the property due to the topography of the site.

The proposed dormer windows in the garage roof will face the rear of garage towards the main property but will have no detrimental effect on the neighbouring properties privacy.

Scale.

It is intended that the proposed ridge height of the new garage roof is approximately 600mm higher than the existing roof and will not exceed any neighbouring ridges. The intended study will not exceed any current eaves or ridge heights of the existing house.

Landscaping.

Due to the nature of the proposal, the scheme will not effect the current landscaping. The area to the side of the property is currently hard landscaping and the garage alterations only effect first floor.

Appearance.

The proposal will incorporate existing materials to the extension and garage roof. It is the intentions of the design team, and the client, to have as little impact as possible on the current appearance of the buildings and streetscape.

Access.

Neither pedestrian or vehicular access will be effected due to the proposal.

Environmental issues.

Depending on further design development, the proposal will try to incorporate as many environmentally friendly strategies/materials as possible.

The project will utilise as many local resources, materials, suppliers and workforce throughout the construction process as possible.

The design will meet with all aspects of Part L of the current building regulations.

All site waste will be disposed off responsibly.

Our client is happy to accept any comments from the local authority which may contribute further to environmental issues.

Compliance.

We intend to fully comply with Charnwood Borough Councils Local Plan.

Progress.

It is important for our client to work closely with the local planning department.

Planner's comments will be incorporated into the scheme as best we can and, hopefully, the proposal will evolve through discussion.

Should the planning department require any further information regarding any aspect of the proposal they should contact Walters Architect:

Address: Walters Architect
Messengers Office
One Ash
Loughborough
Quorn
Leicester
LE12 8UE

01509 416792
Info@waltersarchitects.com