

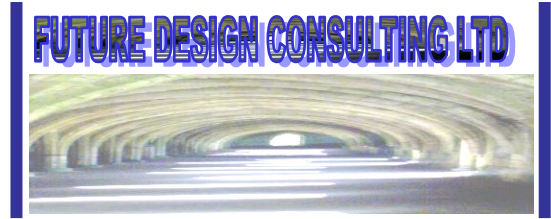
FUTURE DESIGN CONSULTING LTD

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DESIGN & ACCESS STATEMENT



**RE: PROPOSED ERECTION OF 2-STOREY SIDE & REAR EXTENSION TO 141
SHERWOOD ROAD, STOKE GOLDING, CV13 6EJ.**



This proposal consists of the erection of a new ground floor two-storey rear side extension together with 1st floor extension partly over ex ground floor garage accommodation and over the new ground floor extension. The proposal will offer improved ground floor utility room befitting of a family home. The net additional ground floor area created will be 4.0 m².

At first floor level the proposal will create 2 no new bedrooms with remodelling of the ex accommodation to create corridor access to the new bedrooms. The net additional first floor area created will be 13.6 m².

This will be allied to minor internal modifications to improve the functionality of the existing providing access to bedroom 4, 5 and the new utility.

These proposals can be seen from a public highway. It is considered that none of these proposals results in loss of amenity to any of the adjacent properties.

The current access is directly off Sherwood Road which will remain unchanged. Off road Parking facilities for up to four vehicles exist to the front of the property. This parking will remain unaltered.

1. DESIGN

- 1.1 It is intended to use traditional materials, to be sympathetic to the existing building and the local vernacular.
- 1.2 The design will acknowledge its proximity to all boundaries.
- 1.3 The design intent is to create a more functional 5 bedroom property to better suit a growing family.
- 1.4 The street scene will remain largely unaltered save for the first floor roof and window of the extension above the garage but this has been set back 0.5m in accordance with planning guidelines.
- 1.5 Fence lines and heights to the boundaries will remain unaltered as they already provide suitable screening to neighbouring properties.

ELEVATIONAL TREATMENT

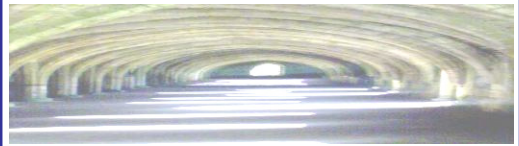
East Elevation

This is the left side Elevation of the property and will remain unaltered.

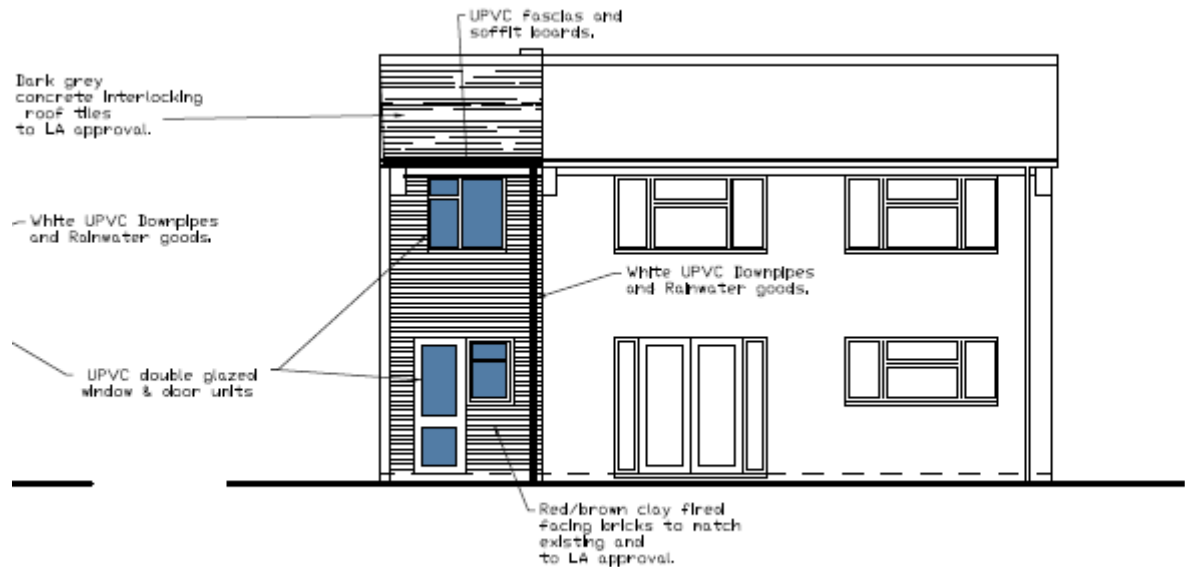
North Elevation



PROPOSED FRONT ELEVATION

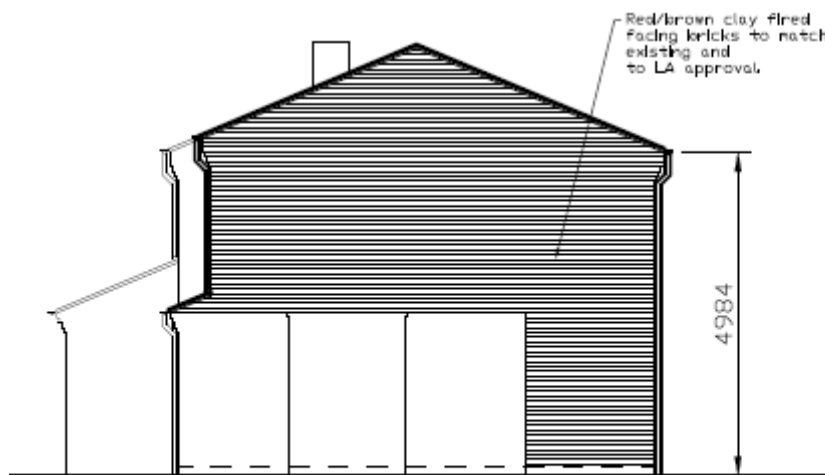


South Elevation

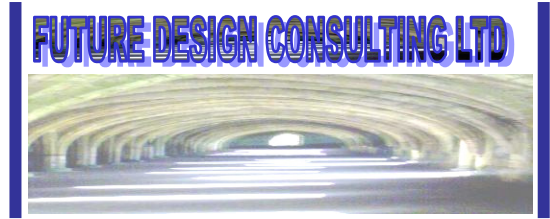


PROPOSED REAR ELEVATION

West Elevation



PROPOSED SIDE ELEVATION



LANDSCAPING

There are no changes proposed to the current landscaping.

2. ACCESS

- 2.1 The existing vehicle access to no 141 will remain unaltered.
- 2.2 Off street parking is provided for 4 no vehicles and will remain unaltered.

3. CONSERVATION AREA APPRAISAL

The proposed development is not known to be within a conservation area and is considered to accord fully with the local development policy.

4. EXISTING PHOTOGRAPHIC SCHEDULE.





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