Design and Access Statement for proposed First Floor Bedroom Extension at 27 Coronation Road Earl Shilton LE9 7HL

The client/applicant's aim is to create a master bedroom with ensuite facilities as additional accommodation to there 2 bedroom semi detached house.

The proposal is to construct a first floor extension over a ground floor vehicle access. The vehicle access leads to a large detached garage at the rear of the property which the applicant uses for his hobby.

The first floor front elevation of the extension has been stepped back 1 metre and the roof hipped taking the advice given in the Supplementary Planning Guidance.

External wall finishes are proposed to be brickwork to match number 29 and the roof to use tiles that match the existing property.

Internally the new bedroom is accessed from the landing at the top of the stairs though a widened existing opening. The floor level of the extension will be set to line through with the existing floor level.

In the extension an area is planned to provide an ensuite facility within which will be fitted a shower, hand basin and WC. The furniture arrangement in the bedroom is achieved due to the generous width of the side drive.

The main window to the bedroom on the front elevation whilst matching the main house will be of a size to satisfy Building Regulations in respect to natural light levels, ventilation and fire escape requirements. The completed extension will be constructed to comply with Building Regulation legislation.

ECOLOGY STATEMENT FOR PROPOSED FIRST FLOOR EXTENSION AT 27 CORONATION ROAD EARL SHILTON LE9 7HL

The architect was appointed by the applicant in mid June 2008 and at a site visit to survey the property a visual inspection was under taken to determine as to whether there was any evidence of the presence of bats rousting or birds nesting. The applicant was also asked if they were aware of bats or birds using the building and asked to monitor the matter and inspect the roof space. From these inspections it would appear that bats or birds are not present in the building.

The site was inspected for newts. The applicant indicated that he had never seen or was aware of the presence of newts.

When and whilst the works are under taken the contractor will be made aware of his responsibility to under take an inspection survey to further identify the presence of nesting or rousting animals and should they be found take advice.