

Design & Access Statement RevA

Proposed rear single storey extension - Dec 2023



52 Old Farm Lane, Newbold Verdon. LE9 9PX

Introduction:

This Design and Access Statement seeks to explain the design process for the proposed development at 52 Old Farm Lane, Newbold Verdon, LE9 9PX.

The proposed works includes a rear single storey extension to create a larger kitchen/dining/garden room space.

038-0001_revA

Location Plan

038-0100_revA

Block Plan as Existing

038-0200_revA

Block Plan as Proposed

038-0500_revA

Parking, Existing vs Proposed

038-1000_revB

Ground Floor Plan as Existing

038-1500_revB

Elevation as Existing

038-2000_revC

Ground Floor Plan as Proposed

038-2500_revC

Elevation as Proposed

Assessment of Existing Site & Background Information

No.52 is a modern detached three bedroom home, the layout of which is essentially two habitable space on the ground floor, with a living room to the front and a kitchen diner to the rear. There is a good sized master bedroom with en-suite, two smaller bedrooms and a bathroom upstairs.

The current occupants moved in upon its completion in 2015 and are looking to make the following changes:

- Single storey rear extension
- Knock through and create larger kitchen/ dining area



East (front) elevation viewed from driveway



South (rear) elevation viewed from garden

Assessment of Existing Site & Background Information

The site is towards the northern edge of Newbold Verdens, built by Bloor Homes as part of a recent development.

It is outside the conservation area which covers the historic core of the village, principally along Main Street.

The building is also not listed, as confirmed by Heritage England website.

Key



The Site



Aerial photo Newbold Verdon

Use - Dwelling

The house is a well proportioned two bedroom, detached house.

Upon entering the property, you are in the main hallway with the stairs in front. The living room can be accessed off the right hand side of the hallway with a WC to the left. As you approach the stairs the hallway opens up to the left and leads through to the kitchen/dining room. The garden can be accessed from the kitchen via a pair of french doors

Upstairs there are 3.no bedrooms, the master has an en-suite and a bathroom. These are all unaffected by this proposal.



Amount

Existing Plot Size 288m²

Existing Ground Floor Area
52²

Existing First Floor Area (Gross)
50m²

Proposed Ground Floor Area (Gross)
66m²

Proposed First Floor Area (Gross)
50m²

Layout

The proposed works do not fundamentally change the layout of the property. At the rear they merely enhance the existing kitchen and dining space, opening them up with a well proportioned single storey extension.



Scale

The proposed development will create a well proportioned 3 bed house. The new rear extension will help to open up the cramped kitchen dining space which is quite small for the number of bedrooms.

Landscaping

The garden is relatively flat, with areas of lawn, planting, decking and patio. The proposed extension will be where the existing patio currently is. This will mean patio will be reinstated in area that is currently lawn.

Appearance

The proposed new works will marry up the existing buildings. No new materials have been proposed, everything from roof tiles to bricks is to match existing.

The single storey extension is subservient to the existing building, with the brickwork set back from the main facade. The rear elevation is very similar to the existing as the intent is to re-use the existing french doors and windows.



Proposed East/Front Elevation

Disability Discrimination

With the house being a new build, it is currently up to Part M standards. The proposed extension does not compromise this.