

Design and Access Statement

51 Main Street, Newbold Verdon, LE9 9NN

Proposal: Single Story Side and Rear Wraparound Extension

1. Introduction

This Design and Access Statement supports the planning application for a single-story side and rear wraparound extension at 51 Main Street, Newbold Verdon. It sets out the design rationale, site context, and how issues of scale, appearance, and access have been addressed.

2. Site Context

The property is a two-story detached dwelling located on Main Street, Newbold Verdon. The house is set back from the road with a driveway to the side, providing off-street parking. It adjoins similar residential properties, with rear gardens backing onto neighboring gardens. The surrounding area is residential in character, with a mix of detached and semi-detached dwellings, many of which have been extended in the past.

3. Existing Property

The existing dwelling is constructed of brickwork walls, concrete interlocking roof tiles, white UPVC windows and doors, and black PVCu rainwater goods. To the rear, there is a conservatory, and to the side, a driveway provides vehicular access to the garage.

4. Proposed Development

The proposal is for a single-story side and rear wraparound extension. The extension will provide enlarged kitchen, dining, and family living space; include roof lights to maximize natural light; feature black aluminum bifold doors opening to the rear garden; be constructed with reclaimed brickwork and render (VPI – Blanc Ecru) to harmonize with the existing dwelling; use concrete interlocking roof tiles to match the main house; and incorporate clipped eaves with rise and fall brackets for detailing.

5. Design Considerations

Scale and Massing: The extension is proportionate to the existing dwelling, remaining single-story and contained within the rear and side elevations. It does not dominate the original building or impact the street scene.

Appearance: Materials are carefully chosen to complement the existing house while introducing high-quality modern glazing. The use of reclaimed brickwork, render, and matching roof tiles ensures a cohesive appearance.

Neighboring Amenity: The extension has been designed to minimize impacts on neighboring properties at Nos. 49 and 53 Main Street. It does not result in overshadowing or loss of light. Windows and bifold doors face the applicant's rear garden, preserving privacy.

Conservation area: The proposed renovation of this property has taken into consideration the conservation area that it sits in and the materials have been chosen to keep with similar styles in the area. The renovation of this property would improve the look of the street by removing it as a weak point in the conservation appraisal map.

Sustainability: The proposal incorporates large glazed doors and roof lights to maximize natural light and reduce reliance on artificial lighting. Insulation and construction methods will meet or exceed current Building Regulations.

6. Access

Vehicular access: Existing driveway and garage access from Main Street are retained. Pedestrian access: The existing front entrance remains unchanged. Level thresholds will be maintained for inclusivity. Internal access: The extension provides open-plan family living space, accessible from the main hallway.

7. Conclusion

The proposed extension is a sensitive and well-considered addition to 51 Main Street. It respects the character of the existing property and surrounding area, provides improved living accommodation, and maintains residential amenity for neighbors. The proposal is therefore considered to comply with relevant local planning policies and national planning guidance, and planning permission is respectfully requested.

