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Design and Access Statement

d : April 2023

Dumbledykes, Station Road, Desford





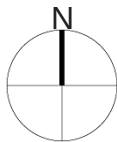
View of existing house from principal approach



View of existing house from rear garden



Aerial View of Dumbledykes



The existing site is located in Desford, Leicestershire. The site is situated outside of the Desford Conservation Area, is not listed and is not registered on the local interest listing.

The street scape consists of well-spaced, large detached houses on long plots, constructed in orange-red brickwork and in traditional gable end forms with integral garages.

The house itself is a large two storey brick house with a large two storey addition in a contrasting brickwork colour. In order to provide a more cohesive frontage, the proposals include for the central element of brickwork to be rendered in order to visually separate the jarring adjacent brick tones.

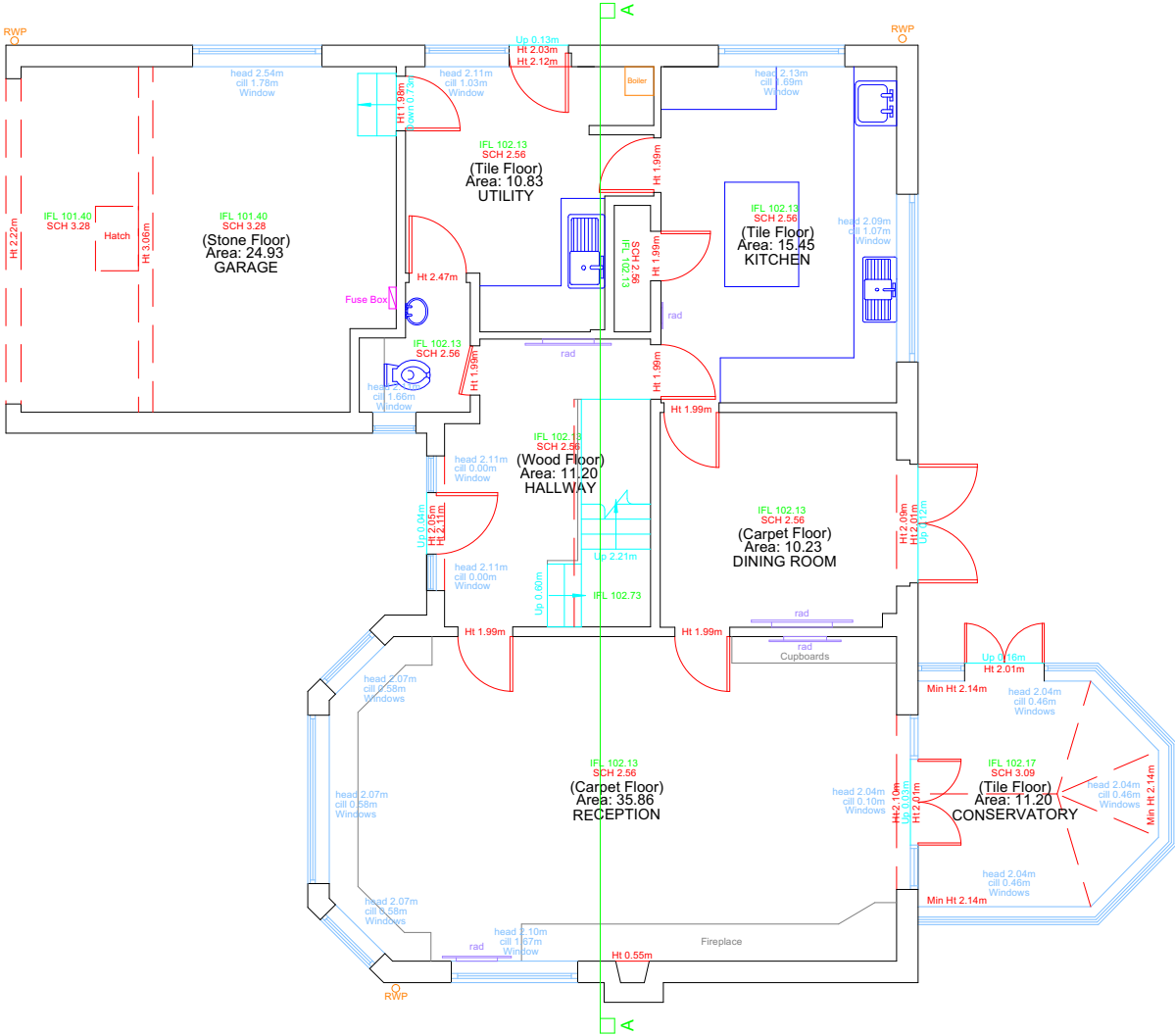
The existing front dormer is not well constructed and is proposed to be rebuilt. The facing material for this element is also proposed to be render to match the central wall element on the front elevation.

To the rear of the house, a part-single, part two storey extension is proposed to allow a larger kitchen-dining space at ground floor level, with an additional bedroom and ensuite at first floor level. Above the single storey rear extension is a roof terrace accessed from one of the bedrooms. The balustrade for this terrace will be 1.1m glazing and to the Northeast side will be a 1.7m obscure glazed screen to prevent any overlooking of the neighbouring amenity space.

The rear extension will be constructed in brickwork to match the existing house, with clay roof tiles to match the existing.

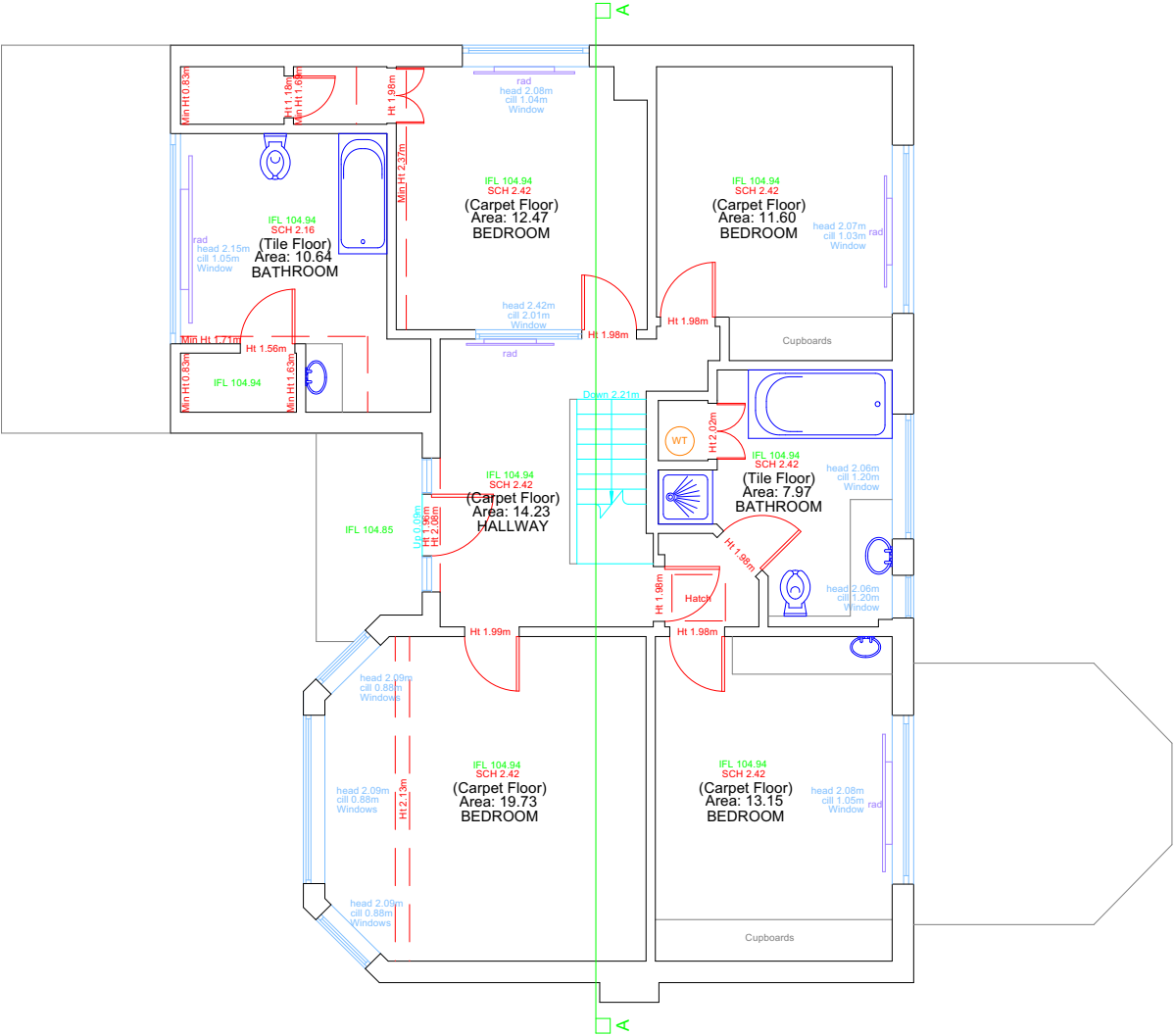
There are adjustments to the existing fenestration to the side and rear elevations, and all windows are proposed to be replaced as part of the works.

Existing Drawings



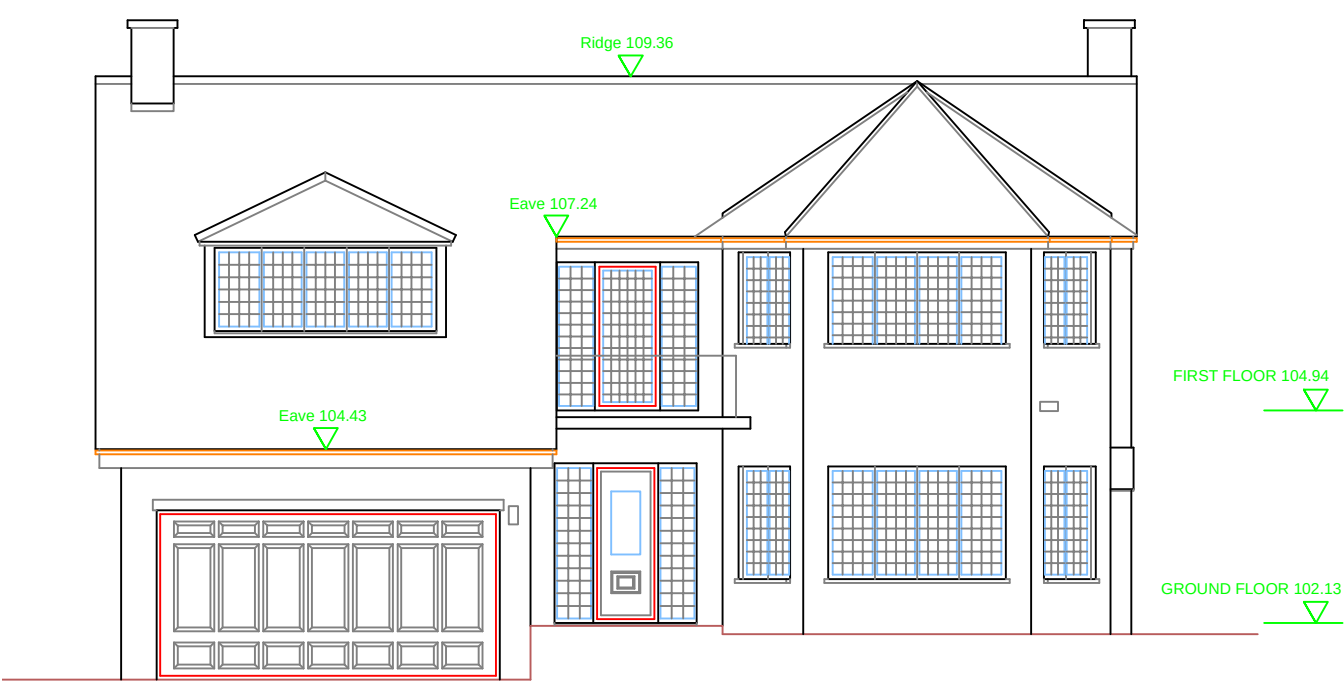
Ground Floor Plan

Existing Drawings

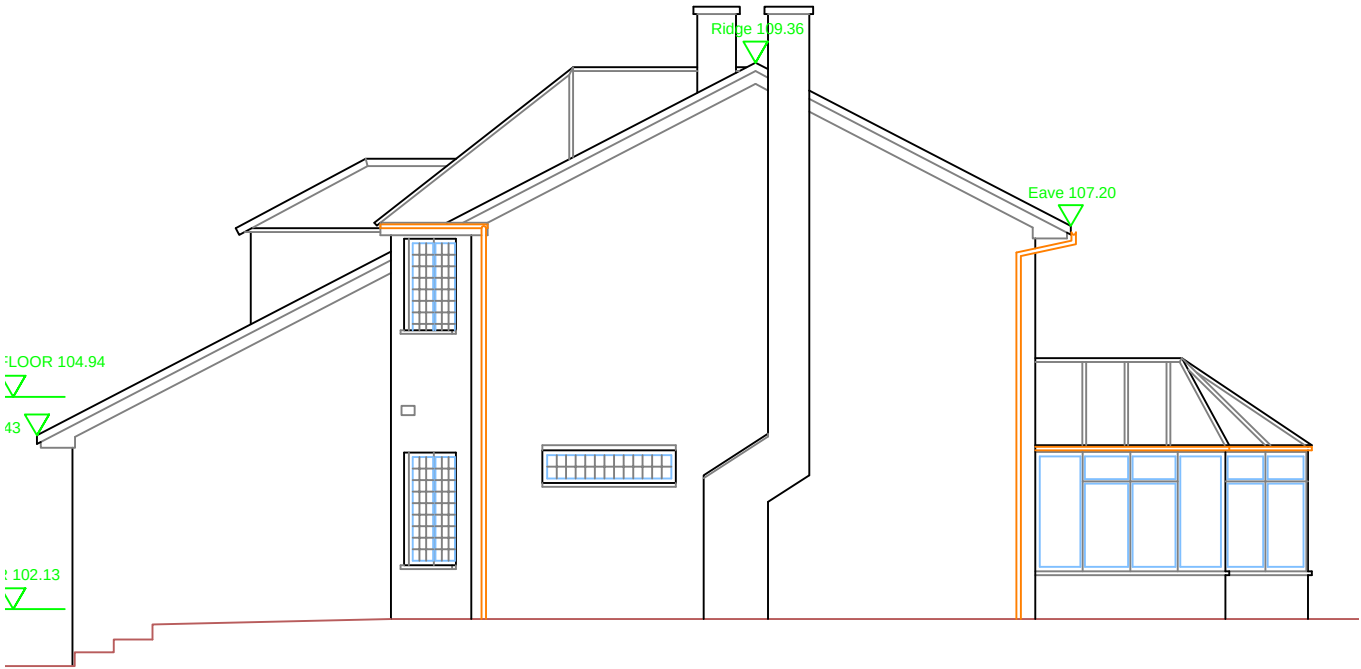


First Floor Plan

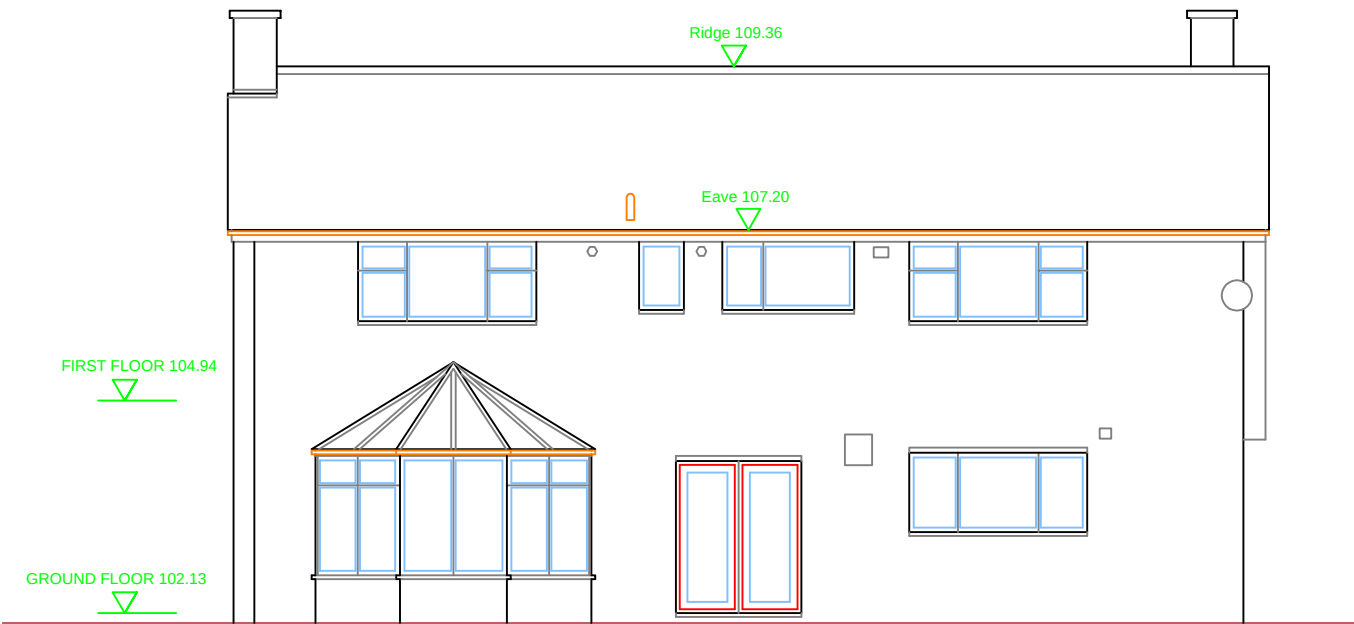
Existing Drawings



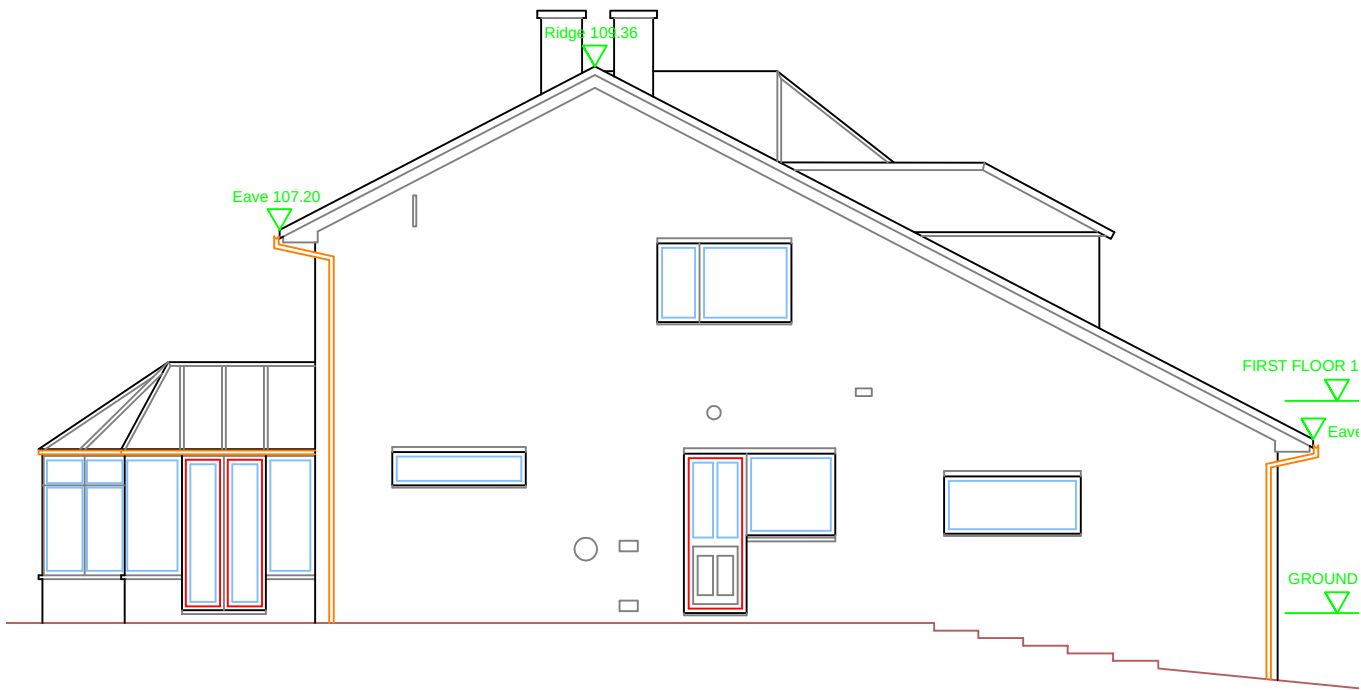
Front Elevation



Side Elevation

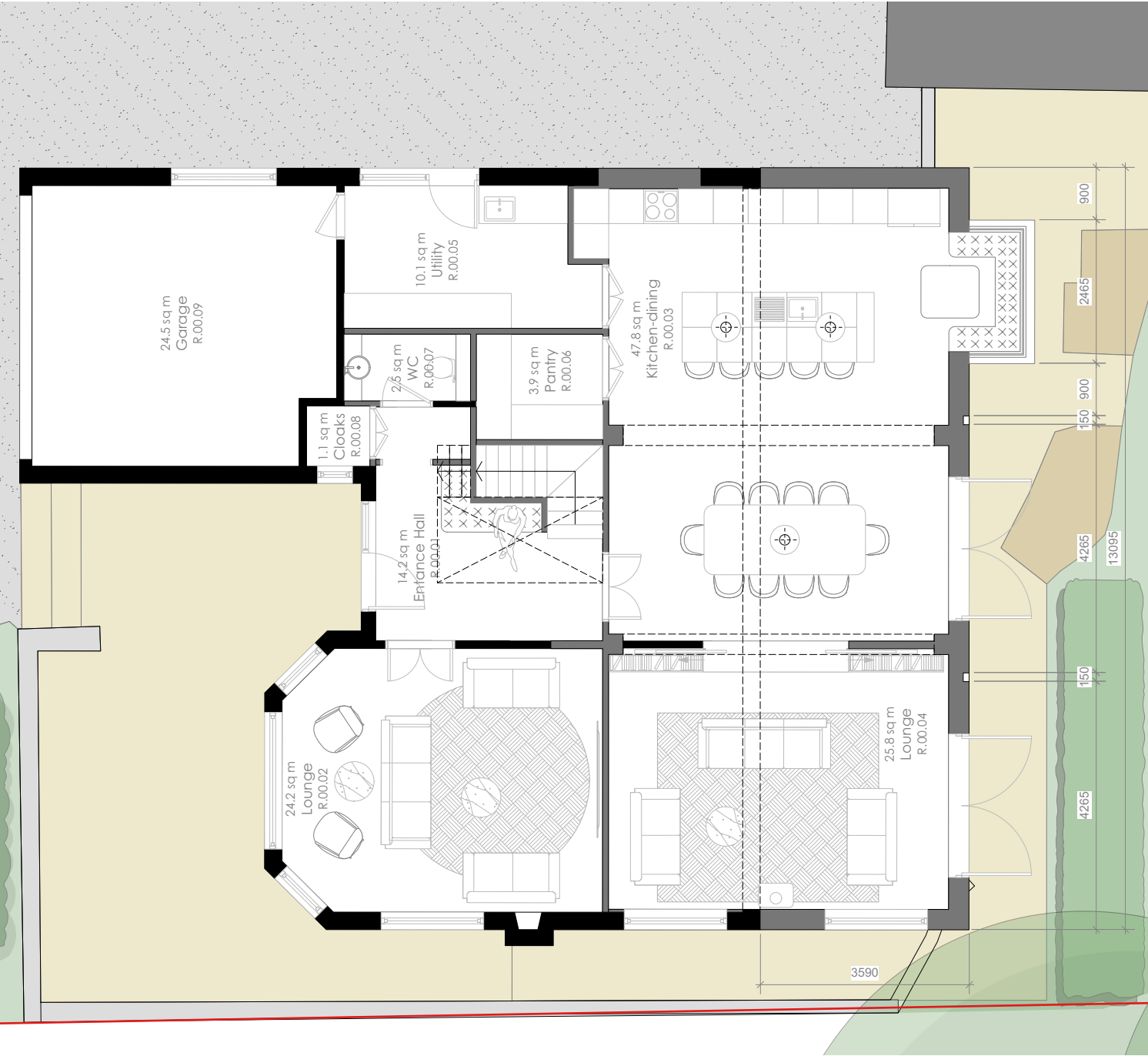


Rear Elevation



Side Elevation

Proposed Drawings



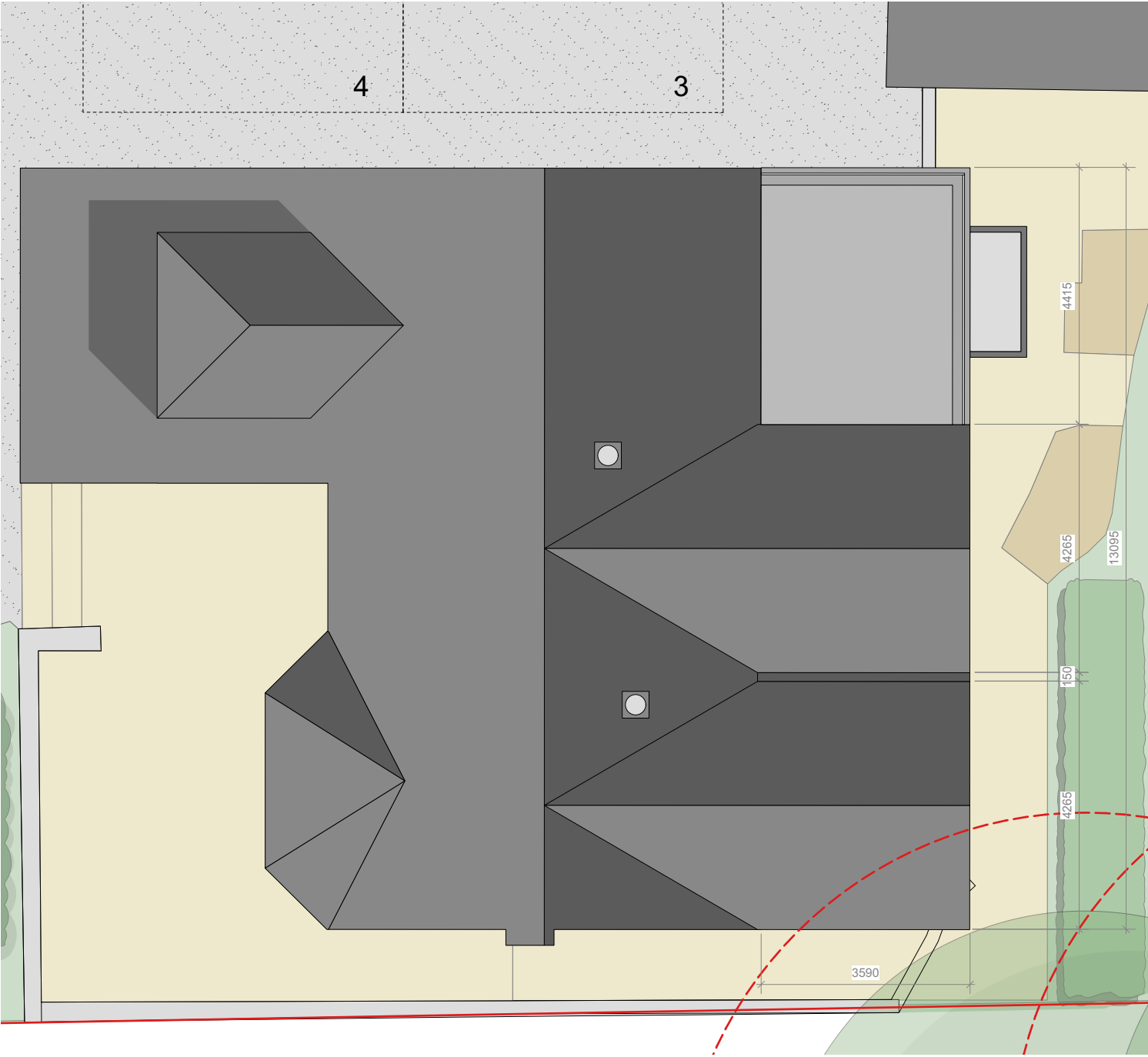
Ground Floor Plan

Proposed Drawings



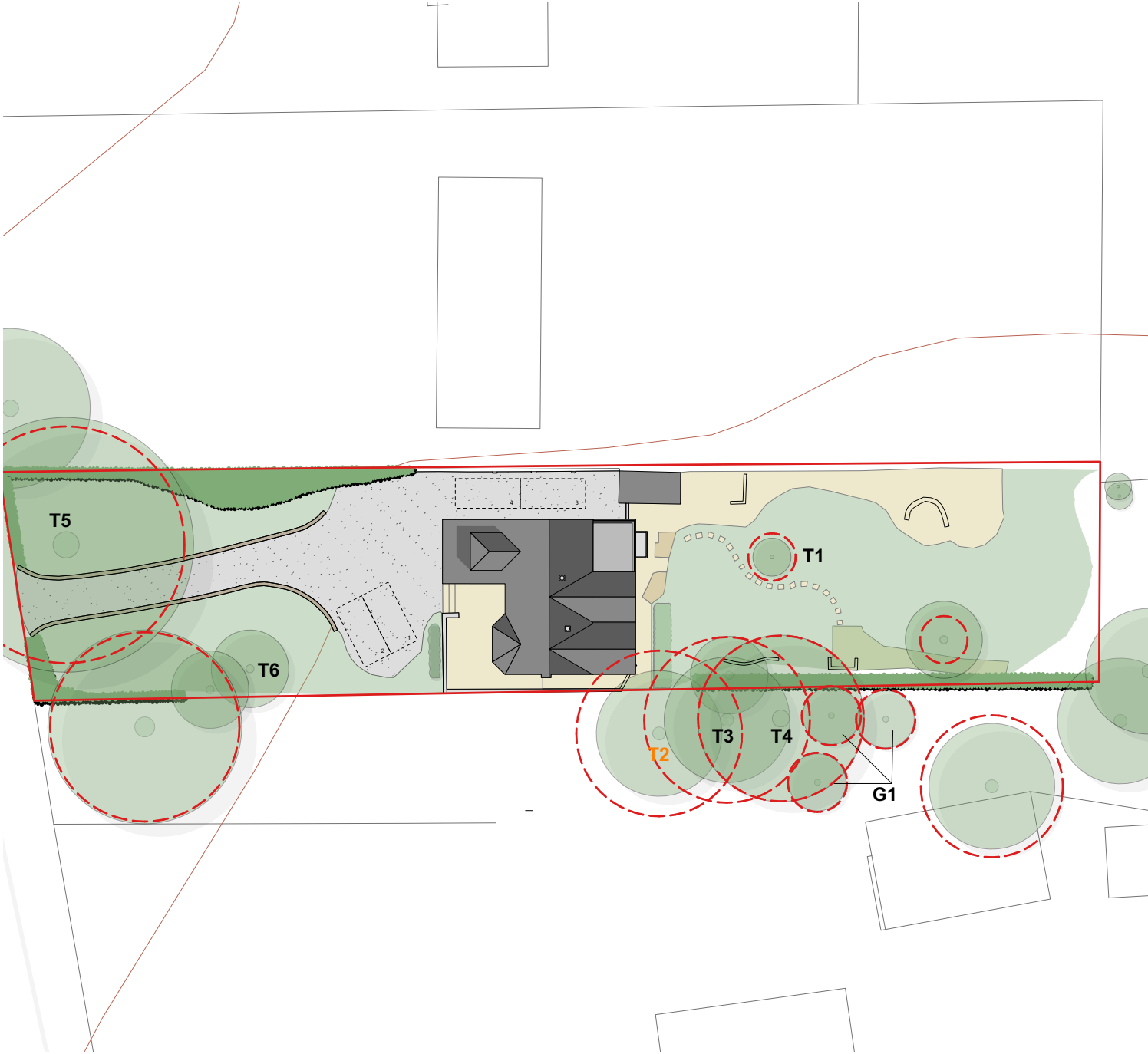
First Floor Plan

Proposed Drawings



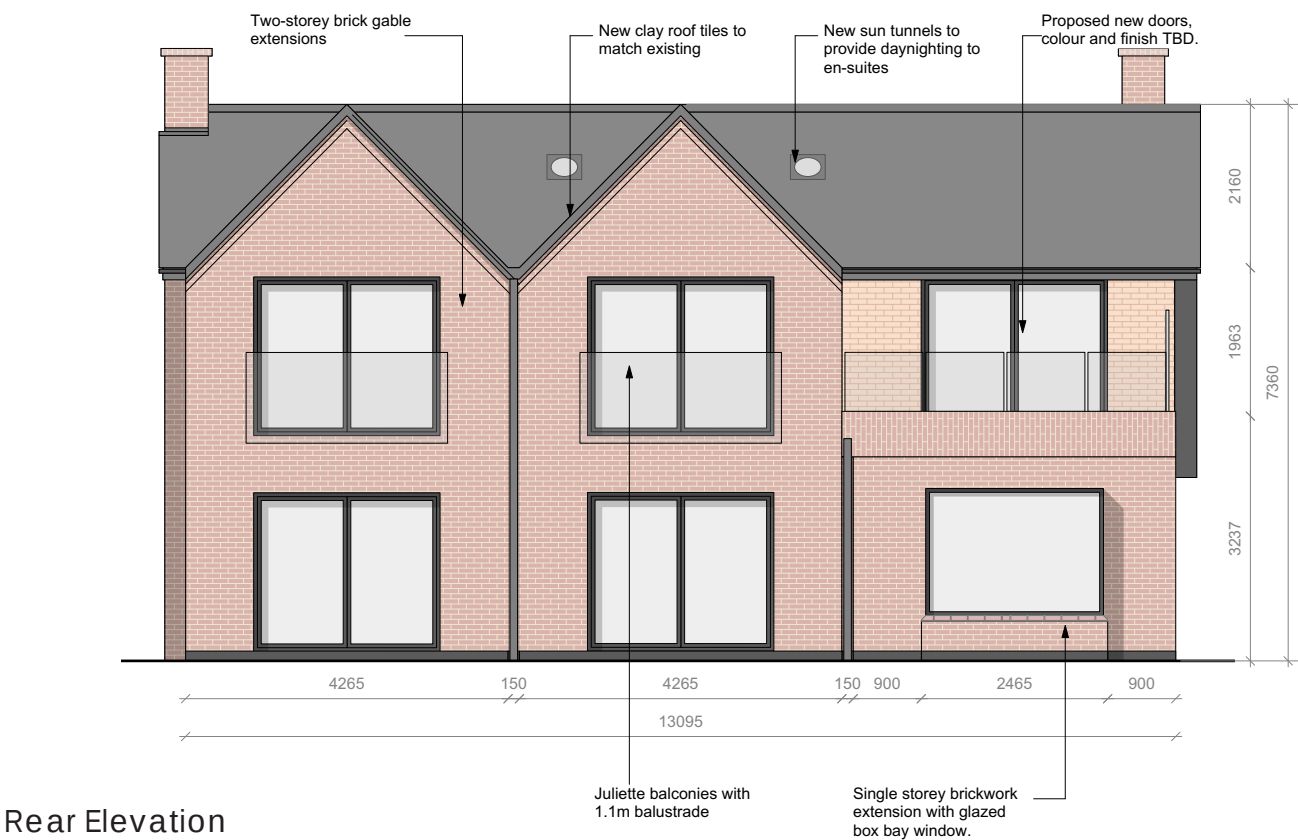
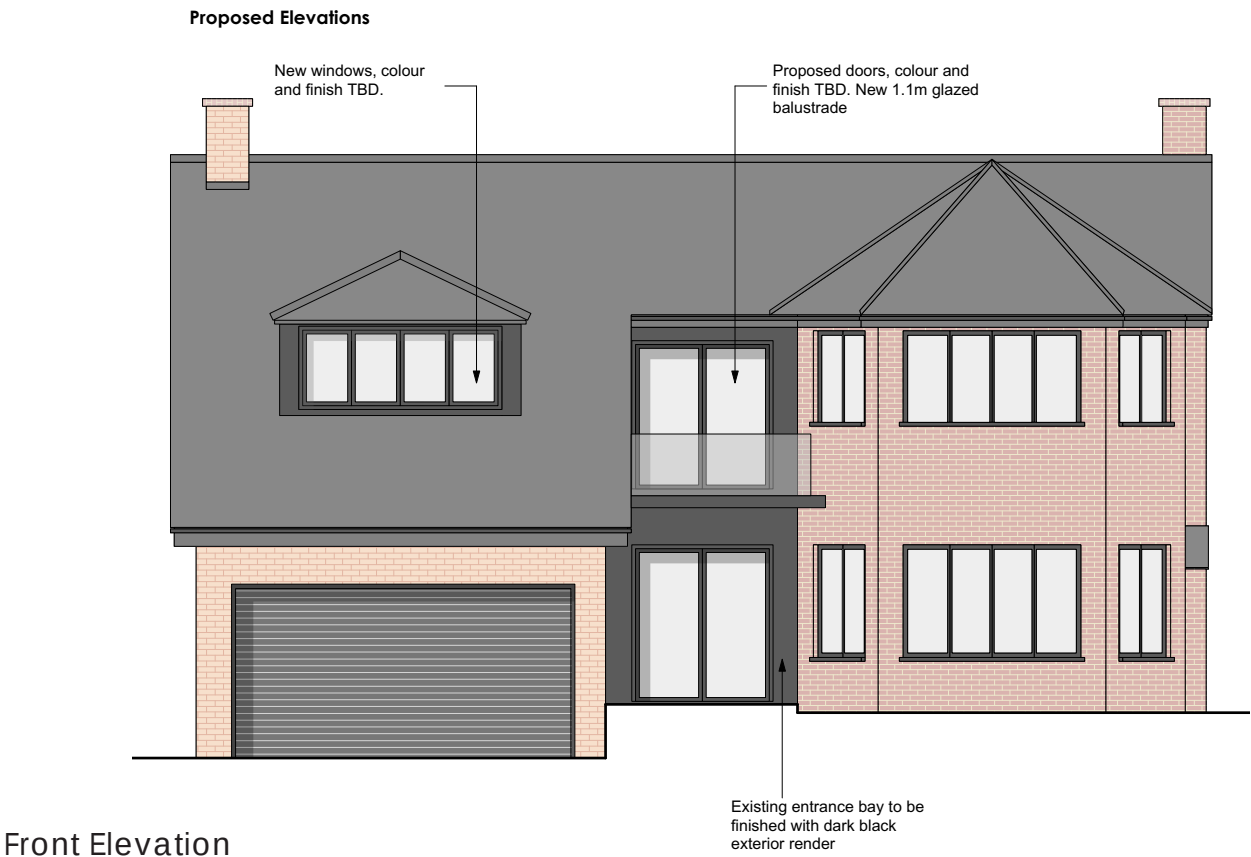
Site Plan

Proposed Drawings

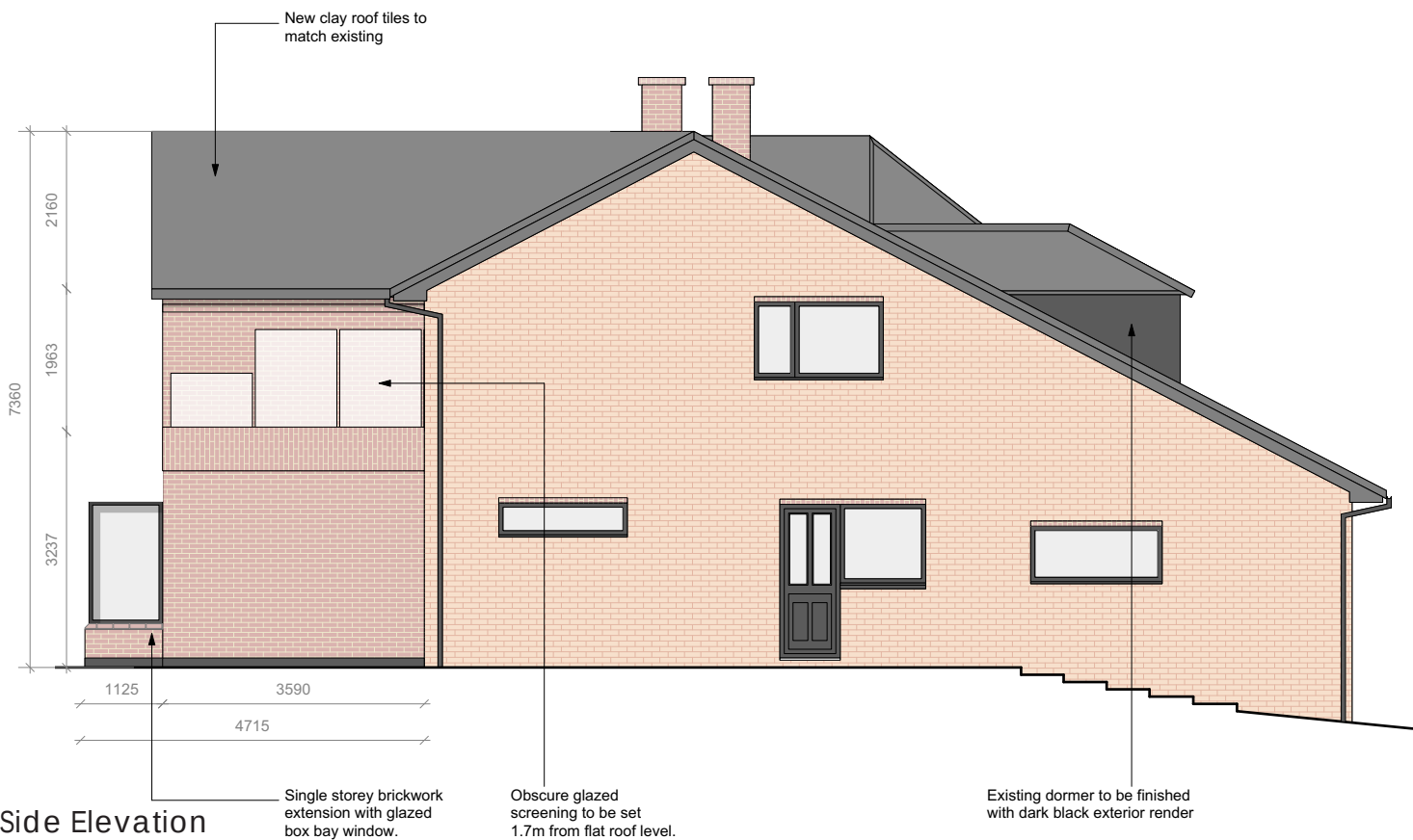


Roof Plan

Proposed Drawings



Proposed Drawings



Other Considerations

Environmental Impact

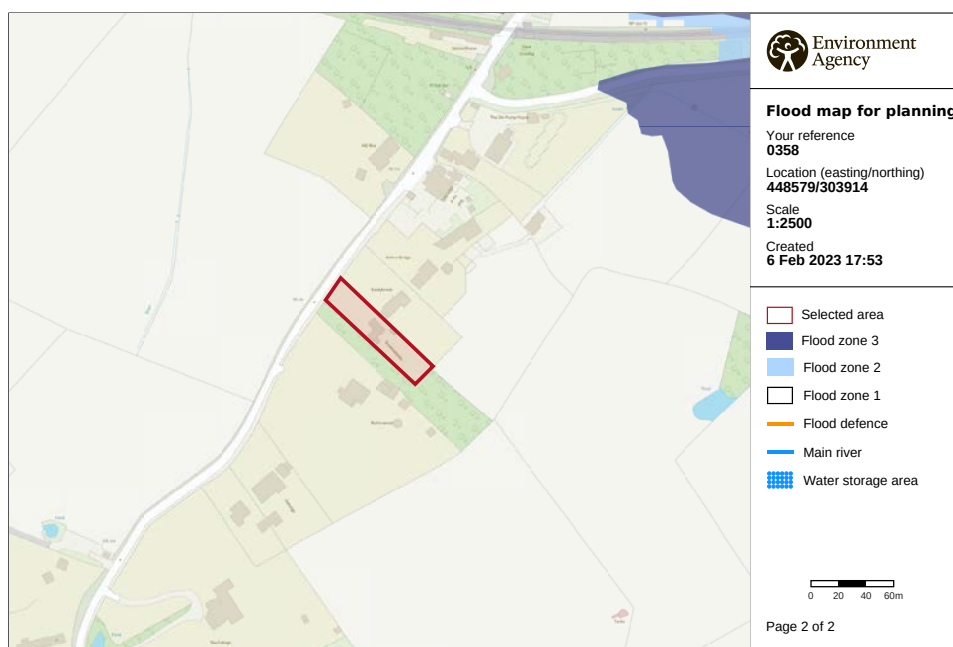
The environmental impact of the proposal is considered to be in line with most domestic projects. It is proposed that passive fabric gains will give the best results in improving the overall energy efficiency of the house.

Highway Considerations

There are no highway considerations relevant to the proposals.

Flooding

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.



Landscaping

The landscaping is largely unaltered to the front of the property, but will be neaten up as part of the works. Refer to Arboricultural Impact Assessment Report for further details of works impacting nearby trees.

Vehicular Access

The vehicular access to the dwelling is unaffected by the proposals.

Parking Provisions

The proposed extension and alterations will not include alterations to existing parking or requirements for new parking provisions. Refer to parking provision.