DESIGN AND ACCESS STATEMENT

PROJECT REF: 1298

ADDRESS: The Leas,
Leicester Lane,
Desford,
Leicester
LE9 9JJ

DEVELOPMENT SERVICES
10 JUN 2008
RECEIVED

PROPOSAL: PROPOSED SIDE & REAR EXTENSION & ASSOCIATED INTERNAL ALTERATIONS TO EXISTING DWELLING HOUSE

DATE: 6th JUNE 2008

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1.0 DESIGN

1.1 THE PROCESS

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 ASSESSMENT

1.1.1.1 PHYSICAL

The existing dwelling is located on Leicester Road near to the village of Desford, This is a select residential area made up of bespoke dwellings sited on large plots on either side.

1.1.1.2 SOCIAL

The dwelling is situated on the North side of Leicester Road and has a bungalow to its East and West boundaries. The Proposal is to extend on the west side to provide better accommodation for my clients growing family, whilst respecting the privacy of neighboring properties and make use of the beautiful countryside views to the rear.

1.1.1.3 ECONOMIC

Gaining planning permission to extend will increase the value of the land; however, any residential improvements on this plot will generally follow market values for other dwellings in the area.

1.1.1.4 PLANNING POLICY

The scheme has been developed with reference to Local and National Planning Policies.

1.1.2 INVOLVEMENT

N/A.

1.1.3 EVALUATION

The client is seeking to extend his existing 5 bed detached (half brick, half rendered) dwelling. The brief was to provide en-suite facilities to each of the bedrooms and increase the size of the kitchen and provide a dining area, to do this there was a need to extend out to the side and rear of the property.

1.1.4 DESIGN

The proposed extension has undergone careful consideration and design so as not to unbalance the existing street scene along the front elevation of the property. On consulting with Sarah Humphries of HBBC we discussed the options available to achieve an acceptable proposal, Supplementary planning guidance requires extensions to be set back 500mm to avoid the terracing effect and subservient to the existing, but as the property is neighbored by a bungalow on each side and it would also form an unusually shaped billiard room which would require steelwork for support we considered this un-necessary, however it was agreed to extend the existing projecting single storey lean to across the full width of the dwelling .

The latter option had three benefits, first; it helps to maintain the proportions of the main projecting dwelling and provides the effect of a set back whilst matching the existing. second; it reduces the need for additional steelwork required to support the upper storey and third; allows a relatively simple roof addition to the already complicated roof layout.

Although this option is contrary to the above guidance, Mrs Humphries assured us that if we were to justify choosing this design it would overcome concerns, hence the reason for this D&A statement. See our drawing number 1298/02b Elevations & site plan as proposed.

Although the existing dwellings is set in a large plot of land, we bound with the neighbor (a bungalow) have decided to reduce the amount of windows along the west elevation at first floor, by making them small, obscure and reduce the opening area to a minimum only to provide natural ventilation to the en-suite bathrooms and one bedroom.

1.2 USE

The proposed development is simply an extension to the side and rear of the existing dwelling and associated internal alterations to provide more space for my clients growing family.

1.3 AMOUNT

The proposed additional floor space is approx 160m^2 over both ground and first floors, there is a considerable amount of remodeling to the existing to improve the general layout.
The existing floor area is approx 290m^2 therefore the extension is subservient to the existing and in relation to the site would not be over developed.

1.4 LAYOUT

The general layout of the site will not change other than the unused access to the rear along the west elevation will be the location for the new extension however access to the existing garage will not change and will remain along the east elevation.

It was decided to extend to the west as this access is rarely used and to the rear to take full affect of the views across the countryside and extensive rear garden.

1.5 SCALE

The extension is of a size appropriate for building and the site, since its scale is particularly sensitive to the surrounding area. (see amount above).

1.6 LANDSCAPING

As part of the proposals, soft landscaping will be introduced around the site to heighten the attractiveness of the existing dwelling.

2.0 ACCESS

N/A

2.1 VEHICULAR AND TRANSPORT LINKS

N/A

2.1.2 ACCESS AND EGRESS LOCATIONS

Access onto the curtilage from the highway will remain unchanged.

2.1.3 LOCAL PUBLIC TRANSPORT

N/A

2.2 INCLUSIVE ACCESS

Access to the existing dwelling will remain unchanged.