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DESIGN AND ACCESS STATEMENT

For :

**PROPOSED EXTENSION AND ALTERATIONS
TO 11 GEORGE LANE, READ BB12 7RL**



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Introduction.

This statement has been written to support the proposed works described in the associated planning Application.

The property

This detached property was built in the 1970's and is set along a street of similar houses.

The house is two storeys but its form is of a single storey pitched roof building with first floor dormer windows. A drive way and carport to the front can accommodate three cars. To the rear of the house is the main garden that is generally level. The front garden that fronts the road slopes down towards the western boundary and the road.

Proposed works

The proposed work is to improve the internal accommodation through the construction of side and rear, single storey extensions. This will allow the kitchen to increase in size, the utility areas to be improved and for a new store room. The existing lean-to roofed vestibule, sunroom and carport will be removed.

Approach road to house

The property is approached via George Lane. The drive and parking area would remain largely unaltered and gives sufficient space to allow cars to stop and passengers alight. The front door is accessed up a couple of steps.

Arrangement of the house.

The ground floor of the present house contains:

- Vestibule.
- Entrance hall / stairway.
- Lounge.
- Dining room.
- Kitchen.
- Sun room.
- Utility room.

The ground floor of the proposed house would contain:

- Vestibule.
- Entrance hall / stairway.
- Lounge.
- Living room / Dining room.
- Kitchen.
- Utility room.
- Cloakroom.
- Children's room Study.
- Store room.

The first floor contains:

- Landing
- 1 large bedroom
- 2 bedrooms
- Family Bathroom.

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Design analysis

The accommodation of this house and its internal accommodation have been altered over the years in a piecemeal manner with 'lightweights' extensions. These changes have produced a plan arrangement in which the rooms are poorly related and of sizes that do not match current social expectations. This family have recognized its deficiencies and decided the plan need to be changed to give a house with a better balance of room sizes. Due to the age of the house, the roof tiles and the external render have aged and require replacement in order to present the house in a good state of repair.

Design intentions

The internal changes are intended make a positive contribution the practical use and enjoyment of the property. As life styles have changes since the house was constructed, the proposed changes and extension reflect this by improving, increasing room sizes, the relationships between the present rooms and the rear garden. The ground floor will be improved through a single storey rear extension and minor internal alterations. The rear extension will accommodate a relocated kitchen, a new dining area and living area all directly opening out onto the rear garden. To the side of the house a single storey extension would be constructed to act as a general store. This would have access to front and rear gardens. The first floor plan will remain largely as it is at present.

Externally the house will be improved by replacing the old and defective render, replacing the tiles with synthetic slates together with renewing all the window and door frames. The gardens will be re-landscaped.

Form of the proposed Building

The proposed single storey extensions are set on the north and east sides of the house. On the west elevation (fronting the road) the wall will be set back from the present front wall to ensure the existing building remains the visually more dominant feature. On the north and east sides the proposal is for a flat roof extension of a simple form, that assumes a lower less visually dominant profile than either a two story or pitched roof extension that could otherwise have been proposed. The main roof of the existing house will remain the dominant feature from the neighbouring properties. The intension of the external form and the details is to accommodate the internal changes in an extension that is aesthetically pleasing, and therefore appropriate for this location. The design uses the existing building as the basis of the building forms and the proposed new details.

Building details : Materials

Roof finish

The proposed flat roof will be finished with a high performance single ply membrane. It will also incorporate a polycarbonate pyramidal roof light. The existing pitch roofs will be finished with synthetic grey slates. Verge and fascia boards are to be of softwood stained black. Soffit boards would be softwood stained white.

Wall materials

The main walls will be constructed of masonry and finished with a smooth 'K' render finish. The existing rendered walls will be rendered with a smooth 'K' render.

External surfaces

The new areas of hard standing will match the present macadam surfacing.

Joinery

Doors and windows : New aluminium or uPVC frame finished in mid grey.

Windows

The bi folding doors on the Northern elevation would give both access and views over the garden.

Floor levels.

The ground floor level of the house will be consistent with the existing. This will therefore be accessible to ambulant disable people.

Options assessed

Other options for the design were considered, but regarded as unsatisfactory as they would result in an extension inappropriate to the house and visually too dominant. Options considered included two storey rear extensions with gabled roofs.

Other fenestration options for the windows were also considered.

Entrance into and movement within the house.

Access to all of the ground floor rooms is gained via the present entrance hall. Access for disabled people would be via the parking area to the front of the house where people would alight from the vehicles. Internally the house will have sufficient floor space for ambulant people to enter, manoeuvre and use the facilities. The hall gives access to the kitchen and the living room. The upper floors accessed via staircases, accommodate bedrooms, studies and a bathroom would not be accessible to ambulant people. As this is domestic property assistance will always be available on any occasion when it is required.

The use of the ground floor plan by disabled persons will be improved by the provision of the proposed cloakroom. This will satisfy the disabled person's access requirements under the Building Regulations.

Climate change

Fabric heat loss

The present house will have been insulated to the standards required at the time of its construction. New windows and doors will be fitted with double glazed units and therefore improve the insulation standard of the house.

The proposed new area will be insulated to at least the minimum level required under the current regulations. The proposed new area will therefore be insulated to a higher level than the present house.

Ventilation

Ventilation heat loss will be controlled through the use of windows with weather seals and trickle ventilators.

The kitchen, utility room and cloakroom will be mechanically ventilated to current Building Regulations.

Lighting

Lighting in all the new areas will have high efficiency fittings and will contribute to lowering carbon emissions.

Crime prevention

The house is sited in a road of similar houses. Its rear boundaries are fenced and accessed only via the house or through a locked side gate. This arrangement will be maintained.

Landscape and setting

The present house has a parking area to west of the house accessed direct from the road. The garden area will be redesigned to accommodate a further car space.

The gardens to the east of the house will be redesigned and landscaped to accommodate the rearrange plan, thereby giving a better relationship between the internal and external uses of the house.

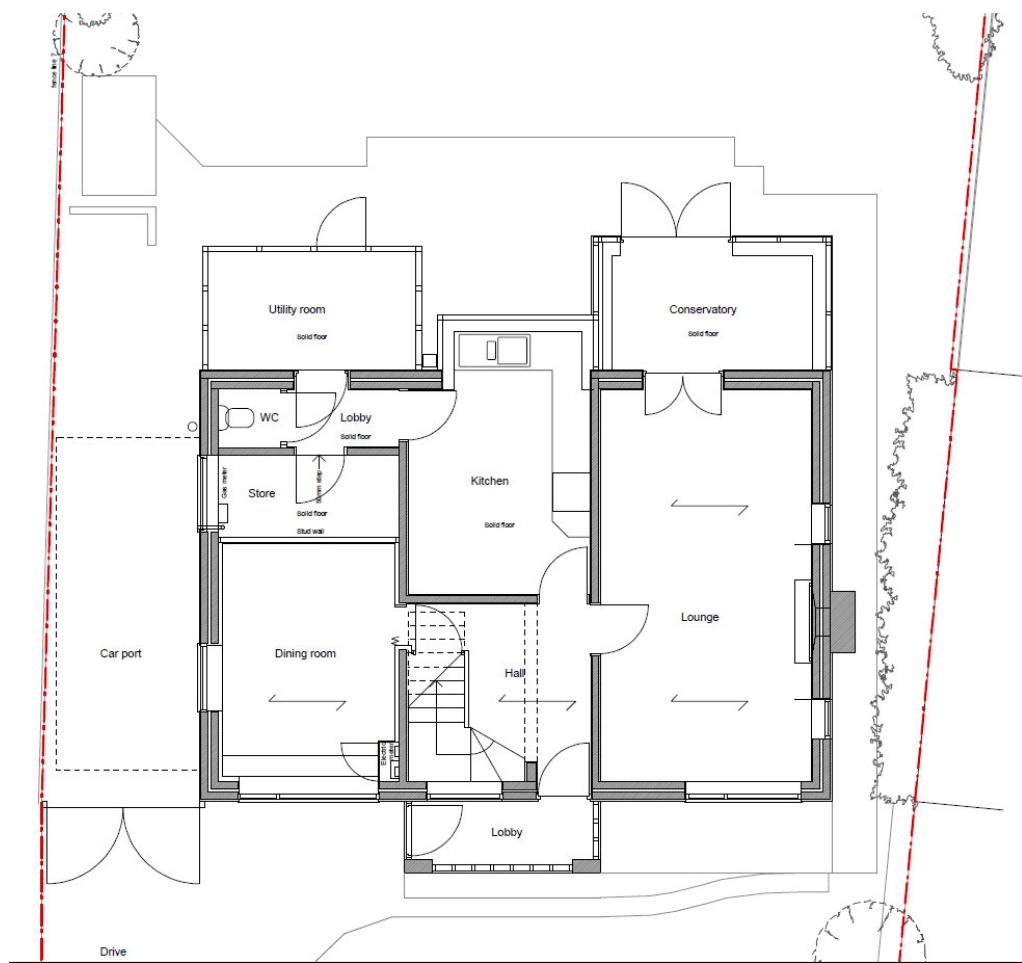


View of 'front' from Southwest

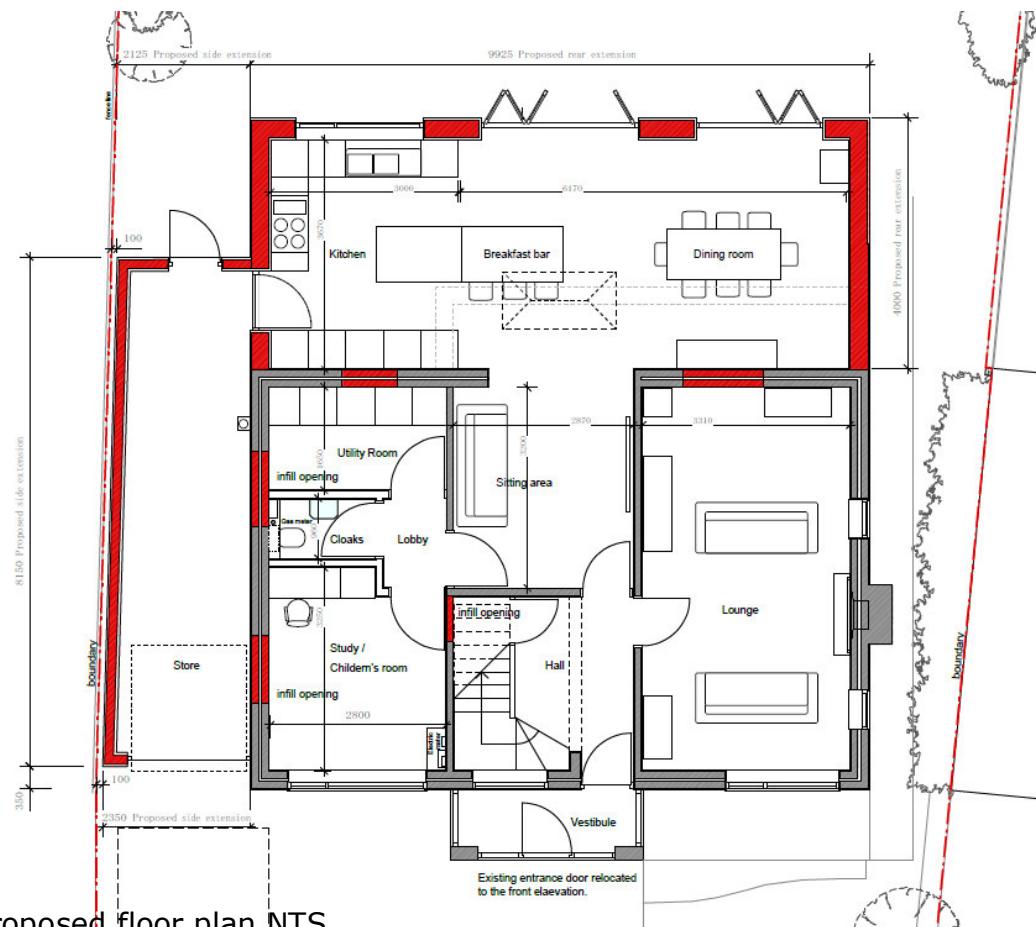


View of rear garden from Southeast

9th May 2019



Existing floor plan NTS



Proposed floor plan NTS

