

Design & Access Statement

For

Alterations and Extensions

To

148, Barrier Bank, Cowbit, Spalding. PE12 6AL



Design & Access Statement.

The Site Information.

The property sits on the East edge of Barrier bank and the site drops down from the road to the east due to natural gradient from construction of the original Dyke.

The property is estimated circa late 1800's and has been extended to the east side with a single storey extension with a flat roof. A small porch area has also been provided in poor construction.

The Proposed design.

The proposal is to provide a first floor extension to the rear of the property generally following the footprint of the original extension. This will provide increased bedroom space to existing room and an additional bedroom and a bathroom.

The ground floor plan is to be altered internally to provide improved layout to kitchen with a utility area removing the bathroom. A ground floor wc is to be provided within the existing area. A formal entrance porch to the side of the property is to be included to define the entrance and remove the current access at the rear being less secure.

The first floor is to have pitched roofs in two sections in order to remain below the main ridge. This extension will not be visible from the main road.

The extended bedroom is to have a vaulted ceiling with roof lights to the internal pitch and a balcony to the east. This to have glass balustrading with full height obscured panel to the north side for privacy to neighbouring property.

The ceiling to the bedroom/Bathroom is also to be vaulted but does not require roof lights due to window design.

A sun pipe is to be located to the inner main roof pitch to throw some light into the landing area.

Materials

Windows: To be white pvcu double glazed high performance

Sliding folding doors: To be white powder coated aluminium.

Main front door: To be an Insulated aluminium security door to colour to be decided.

Verge boards, Fascias and soffits: To be white pvcu system.

Guttering and down pipes: To be black pvcu.

Glass balustrading with stainless steel handrail and clamps on aluminium base track.

The existing building is all render finish. In order to add some relief and detail interest it is intended that the upper north extension is in brickwork along with the new porch and relief soldier course Lintols over new openings and to existing openings at ground floor where lintols will require upgrading for the additional loads. The remaining wall surfaces will be in render colour and texture to match with existing.

Roof tiles are currently modern concrete tiles with a flat profile and these will be continued to the new work.

Site Access

The current access to the site is unaffected and will remain as a drive to the garage area and turning area as currently provided.

The foot path to the new entrance porch will be improved for direct access off the drive.

General services

Drainage

The site is served by an existing septic tank located in the east garden. This is fully operational currently. New connections will be made to the existing chamber for foul drainage.

Surface water will be to new soakaways within the site where required.

Landscaping.

The trees set by the neighbours to north and south provide a tall screen to this property and these will remain in the scheme reducing any impact to a minimum.

Garden areas and lawn to front will remain unchanged.