



DESIGN AND ACCESS STATEMENT

PROJECT

SINGLE STOREY REAR EXTENSION
AND EXTERNAL ALTERATIONS

LAND AT

96, NORTH STREET, CROWLANDS,
PETERBOROUGH, PE6 0EF

Project Reference: 24034
Drawing References: 24034-PL001, PL002,
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Revision: -

DESIGN AND ACCESS STATEMENT

EXISTING:

The application site is located off North Street, one of the main roads through Crowland- this area is a built up with residential dwellings.

On the site can be found an existing two storey house with an old small single storey conservatory to the rear and an existing flat roof single storey area to the side. An integral garage is found to the front and there is a dual access/ egress from the road (North Street).

The existing garden area for the dwelling is to the rear. The rear conservatory is dated and too small for any functional use therefore the proposals see's this demolished to allow for a larger single storey extension which spans the whole rear of the existing building within its space.

The site is within Flood Zone 1 and a separate Flood Risk Assessment will be submitted alongside this application.

There have been no prior planning applications on this site.



PROPOSAL:

This application is for a single storey rear extension to an existing two storey dwelling.

The existing dwelling is two storeys with accommodation at first floor level floor level. We are proposing to demolish the existing small rear conservatory and replace it with a single storey flat roof extension which will span the width of the dwelling. There are also elevation material finishes changes to all elevations, i.e. addition of cladding and render.

Visually, the external elevations have been designed to follow similar materials, colours and design styles of the surrounding area. The extension and external alteration use a mix of render and cladding to create a more modern feel to the dwelling. The new render proposed on the existing dwelling is used to tie in with the extension while also using flat roof on the rear extension to mimic the existing flat roof. Render has been used within the proposal as it is not out of character for the area and is utilised to give a modern feel similar to that of the dwelling to the West

The existing access points to the site will be utilised, and there are no changes to parking or occupant numbers.

LANDSCAPING:

Within our proposal the general plot landscaping will be tidied up. The existing site has little in terms of trees or shrubs thus there are none effected by the proposal.

All boundary fencing is to remain as existing.

SITE LEVELS:

The proposed extension to the kitchen/ dining area will match the existing finished floor level and all existing site levels will remain unchanged unless stated otherwise.

ACCESS:

There are two means of access to the existing site both of which are off North Street. These dual access/ egress points can be found off the road, both to the north-east (see existing site plan drawing reference 24034-PL002). No alterations to the site accesses are being proposed or are required to allow for the changes to the existing dwelling.

The existing access to the road will not be altered or changed in any way.

The dwellings proximity to the road allows for easy approach from emergency vehicles should this be needed.

GENERAL:

The proposal sees this dwelling having a practical and functionable transformation to assist with the clients' requirements and needs. The existing dwelling floor area is being increased to provide a more spacious open plan kitchen/ dining area.

The materials we propose to use for the existing dwelling and the proposed extension are in-keeping within the area and will not look out of place within the surround. The external will have a more appealing visual and the and extension will have a positive visual impact as it ties in well with what is existing on site.