



CONSTRUCTION INTERIOR DESIGN LTD.

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Ref:117

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DESIGN AND ACCESS STATEMENT

Proposed dayroom extension, conversion of garage to utility/store and associated works.

8 Fallowfields
Deeping St. Nicholas
Spalding
Lincolnshire
PE11 3TL

HISTORY:

No relevant planning history.

At present the site contains a modest 4 bedroom detached dwelling with separate garage adjoined to the neighbouring property.

PROPOSAL:

The proposal is to form a single storey extension to the rear (South West) to form a new day room area, internally it is proposed to open up the existing kitchen area into the new room. In addition, it is proposed to convert the rear of the garage into a utility room, with a store room to the front, retaining the garage door as existing.

The design ensures overshadowing and overlooking are kept to a minimum, and retaining the usable area within the garage extension to the clients requirements.

USE OF BUILDING:

The proposed structure is to be for residential purposes only.

LANDSCAPE & APPEARANCE:

All finishes stated are of traditional design and origin. Grey flat roof covering to match the surrounding, light grey composite cladding to the elevations. High quality uPVC doors and windows are proposed to all elevations. White uPVC fascia's and white rainwater goods are proposed all to match existing.

Hard paved patio slabs are proposed to the rear areas where shown.

LAYOUT & SCALE:

The existing dwelling floor area is 114.1m² (1227 ft²), The proposed extension (including utility) is 25.2m² (271 ft²), giving a total new floor area of 139.3m² (1498 ft²),

INTERNAL & EXTERNAL ACCESS:

The finished floor level of the extension it to match the existing dwelling, enabling level access.

All other access arrangements remain unchanged.

The existing oil tank is to be repositioned to allow for the extension, and screened. In addition a new pedestrian access is proposed to the rear of the property, purely to allow access to refill the oil tank.

SUMMARY:

In conclusion, I think you will agree the layout and design of the extension, will not harm or impact the surrounding character or neighbouring properties. Overlooking & overshadowing issues have been addressed.

The design is in keeping with the current design vernacular.