DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING CONSERVATORY & ERECTION OF TWO-STOREY REAR EXTENSION TO DWELLING,
AT 18 BARLEY GROVE, DEEPING ST NICHOLAS, SPALDING, PE11 3UR



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USE

The use of the application site is Residential (C3 Dwellinghouses), and consists of a 4-bedroom, detached two-storey dwelling with single garage, located in the village of Deeping St Nicholas. The site is not located within a conservation area or has any historic merit/listing.

The proposal consists of the demolition of the existing conservatory and erection of a 2-storey rear extension to form an open-plan living area on the ground floor and a large master bedroom with en suite and dressing room on the first floor.

The drawings are arranged as follows: -

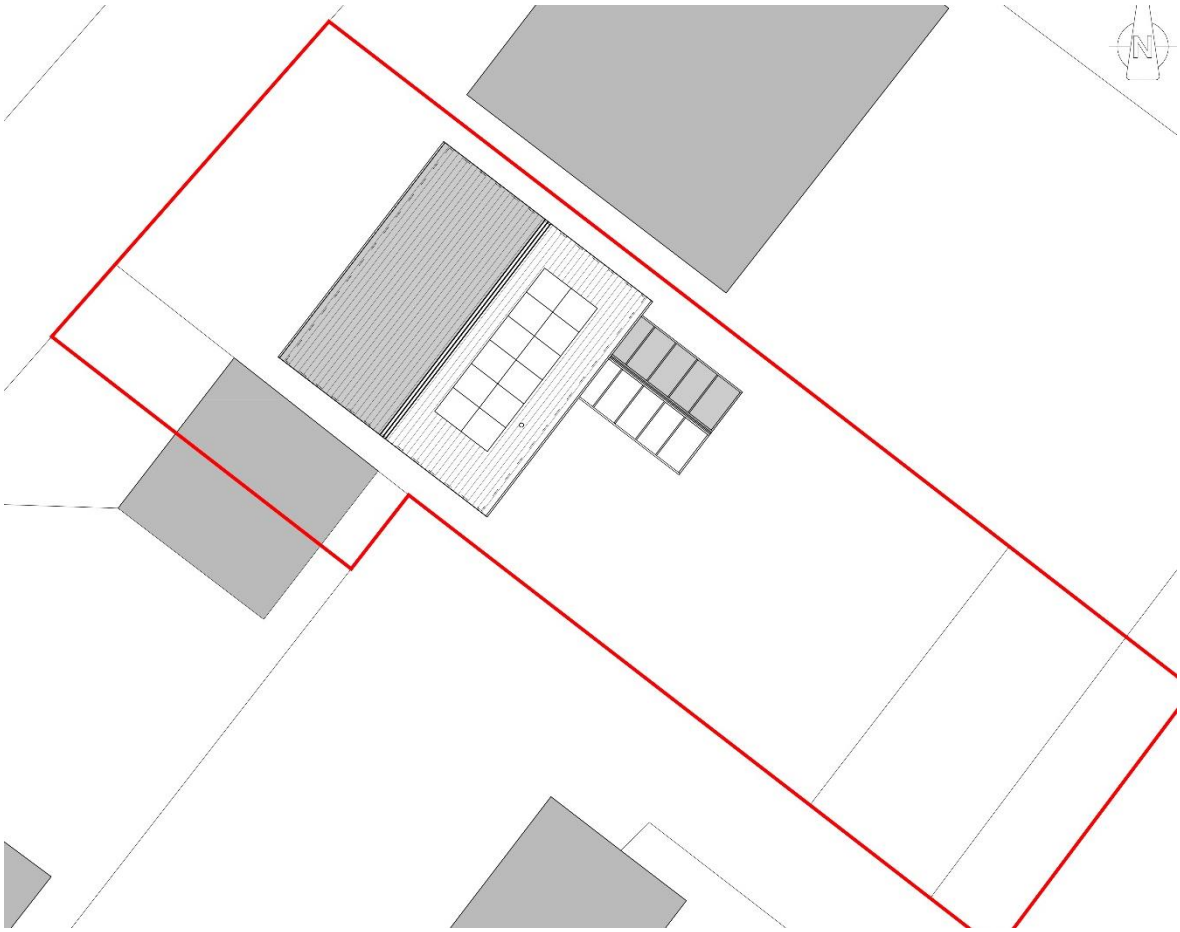
23-4485-P01 – OS Plan and Block Plan

23-4485-P02 – Existing Floor Plans

23-4485-P03 – Existing Elevations

23-4485-P04 – Proposed Floor Plans

23-4485-P05 – Proposed Elevations



EXISTING SITE PLAN

AMOUNT

The total site area is: 344m^2

The proposed extension is to be located to the rear of the property and will replace the existing conservatory.

The area of demolition consists of:

- Existing conservatory (Play room) – 11.4m^2

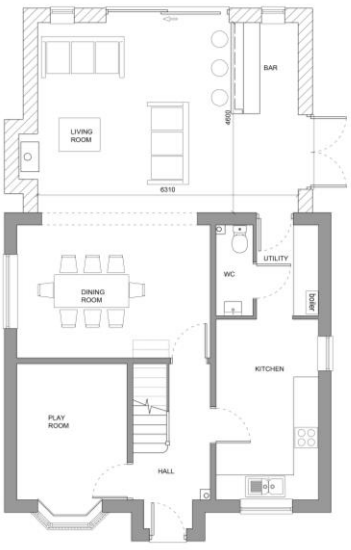
The areas of new development/extension consists of:

- Ground floor extension – 29m^2
- First floor extension – 29m^2

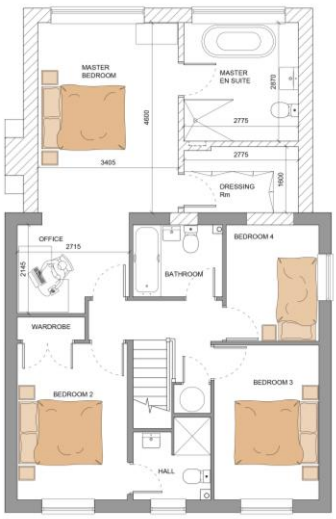
LAYOUT

The layout of the dwelling will consist of a newly formed Dining/Living area located within the new rear extension on the ground floor, which will open out onto the garden, creating a more practical and enjoyable space for the family.

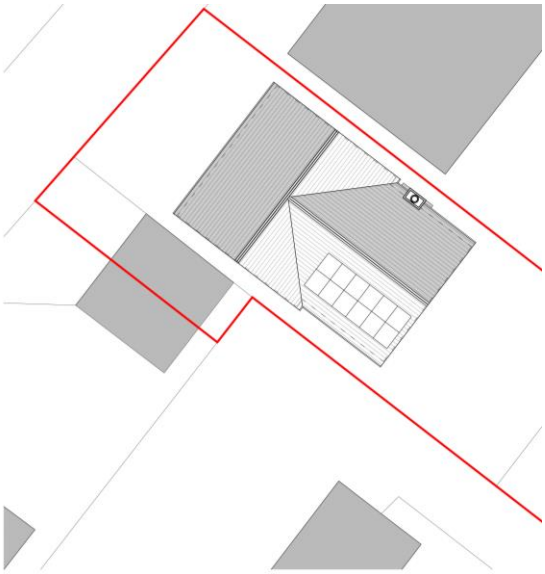
The stairs from the entrance hall leads to the first floor, which consists of a landing area with the existing bedrooms and bathroom, with a newly formed Master Bedroom in place of Bedroom 4. The new extension will allow for Bedroom 4 to be increased in size to provide a small office space, Master Bedroom, En suite and dressing room, with views from the bedroom out over the fields. The existing window within Bedroom 3 will be blocked in and new window will be formed on the side elevation.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN


PROPOSED SITE PLAN

SCALE

The proposed new extension will match the scale and heights of the existing dwelling. The proposed eaves height of the new extension will match the main dwelling eaves height. The proposed new extension will however have a lower ridge height by approximately 150mm. The new two-storey extension will not be visible from the street scene due to its proposed location and scale.

The scale of the new extension has been carefully considered to ensure there is no impact or overlooking on the neighbouring properties.

LANDSCAPING

No landscaping works are anticipated as part of this proposal.

APPEARANCE

The proposed materials will match the existing dwelling and will ensure it will continue to sit comfortably within its surroundings. The new extension will not be overbearing and will not impact or overlook the neighbouring properties.

The materials to be used are: -

- Walls – Brickwork to match existing
- Roof – Tiles to match existing
- Windows and doors – New windows and doors to consist of double-glazed units to match existing
- Solar panels – Existing solar panels to be relocated to new extension roof

ACCESS

The access to the proposed new extension will be from the ground floor and the first floor of the existing dwelling. On the ground floor, access will be formed through the existing lounge into the open-plan Living/dining area. The extension will be accessible through doors leading out into the garden. On the first floor, access will be formed through existing Bedroom 4.

The access to the new extension will be designed in accordance with DDA guidelines and Part M of the Building Regulations. The development will be usable for all and the design will give consideration to all user needs.