

Whispering Pines, Cross Lanes, Wales, LL13 0TL

Rev 0-27.05.20

2011-Design and Access Statement

Proposal: Proposed Rear / Side Extension, First Floor Extension Over Existing Single Storey, New Porch Roof / Canopy, High Quality Warm Deck Flat Roof Construction To Replace Existing Flat Roof Areas

Location: Whispering Pines, Cross Lanes, Wales, LL13 0TL

Design development

The proposals will enhance the existing property and provide a higher quality home that will improve the living standards of its occupants.

Rear/ Side Extension

The proposed rear/ side extension is to accommodate a new staircase that will allow for improved circulation through the property. Currently the staircase terminates in a Reception Room two doors away from the Hallway. The extension is of subservient scale, having been kept to a minimum and does not impact upon the lane scape.

Small First Floor Extension

The first floor extension over the existing single storey is small in scale (only approximately 1.8 square metres) and rationalises the existing step in the existing rear/ side elevation. This extension improves the overall appearance of the property.

Existing Flat Roof

The existing flat roof throughout the property is a low quality, ventilated, cold deck flat roof, the proposals will improve upon this through a replacement of the existing with a high quality, unvented, warm deck roof that fully meets Building Control Approved Documents requirements, significantly increasing the thermal performance and ensuring the longevity of the property.

Use

Residential

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Amount The total existing site measures 685 square meters.

Layout

The proposed extensions are both on the East rear/ side of the property and will not impact the lane-scape.

The proposed side window to the new En-suite is to be obscurely glazed and to have no opening section lower than 1.7M above finished floor level. The other new first floor windows all face forward towards the lane or to the rear.

Appearance

The overall appearance of the property will be improved through the proposed works.

Materiality:

- Walls- existing walls to be re-rendered, new walls to be rendered
- Roof - Flat roof to be single ply membrane
 - Pitched roof- Slate (to match existing)
- Doors and Windows: uPVC (existing is uPVC), Bedroom 1 gable end doors with window above to be aluminium.

Conclusion

The proposals will enhance the existing property and provide a higher quality home that will improve the living standards of its occupants.

The scale, size, design and materials are all suitable for the use of the proposal and its setting.

There is no adverse impact on neighbouring residential amenities.

Access Statement

The existing site access points remain unaltered.

There is space on the site for vehicles to turn allowing for them to enter and exit the site in a forward-facing direction.