

Design and Access Statement (DC007)

Hydra is a 2-bedroom residential bungalow that sits centrally within a large plot within the semi-rural area of Pork Lane, Great Holland C013 OJE.

The proposal includes the addition of one storey to the existing bungalow footprint plus single storey extensions to the front, rear and side- all to create a 5-bedroom dwelling to accommodate the applicant's extended family. Demolition of the existing side conservatory, front external veranda and garden walls, roof and gable ends of the bungalow will be required to facilitate construction.

Use – No change of use.

Amount – The proposed extensions (front, rear and side) will not exceed 50% of the existing garden space and is deemed appropriate and proportionate to the existing building plot and external space.

Providing an additional storey to the existing build will ensure there's a suitable amount of living space for a 5-bed house.

Layout –The larger of the extensions i.e. front and rear make use of the space within the generous front and rear gardens, as to not significantly impede on boundaries either side and neighbours' visibility, daylight or amenity. Similarly, the proposed additional storey to the existing build will make use of the existing structural fabric and will remain central to the plot.

Scale – Although an additional storey is proposed to the existing build, the height of all new ceilings will be 2.4m as to not build higher than necessary.

Landscaping – The applicant is not aware of any Conservational restrictions. The development will not affect any trees. Small patio areas will be added to front and rear extensions, otherwise no significant change.

Appearance –

Walls:

External walls new and retained at ground floor will have a red brick plinth to DPC level with cream RAL 9001 render above. First floor walls will be upvc woodgrain effect T&G horizontal cladding in sage green RAL 180 60 20 c/w corner and opening trims.

Roofs:

The main build roof pitch will match existing, approx. 35°.

Roof pitch of front and rear extensions will be reduced to 25° so that first floor windows are not hindered. All pitched roof coverings to be double roman profiled concrete tiles to match existing (and garage retained) in terracotta.
Side extension to have flat roof with black bitumen felt covering.

Doors, windows and rooflights:

2 no. main entrances as shown to have composite doors in dark green. All other doors and windows to be white upvc min. double-glazed elsewhere.

2 no. rooflights to rear extension to be min. double-glazed with anthracite grey aluminium frames.

Fascias, soffits and bargeboards all white upvc.

Rainwater goods all black upvc.

Access – Access to the property will remain as existing with the Highway unaffected.

There is no current requirement for Part M provision, however the applicant has allowed for a Part M compliant main entrance to the front of the property and those staying in Bed 1 can access all required facilities on the ground floor.