

Design and Access Statement – 10 Mornington Crescent

The existing property is late 1960's traditionally built stepped mid terrace property with face brickwork, render and tile hanging to the front elevation and face brickwork to the rear. The front garden is laid to lawn with a concrete slab path.

The proposed development would be in keeping to the property and surrounding area whilst providing enhancements for the future by incorporating thermal improvement to the front, alterations to the rear to incorporate a new downstairs WC and Utility room, with the provision for future EV Changing via a proposed new driveway and dropped curb.

Front Extension and Alterations

When viewed from the road the property is stepped on the left-hand side by just over 2.4m and a porch on the right-hand side which currently protrudes the property by approx. 1.8m.

The proposed single-story extension is to bring the porch forward by 480mm and return into the boundary wall on the left-hand side, still maintaining a small step to prevent a straight joint.

The porch extension has been designed to ensure the neighbouring properties still have the required 45-degree views when both vertically and horizontally from the midpoint of their existing windows. The roof would be of flat to ensure access to the existing main roof is maintained.

The extension would be of traditional insulated cavity wall construction, with the brick to match the existing as near as possible and an insulated GRP warm roof this will help improve the thermal values of the North Elevation.

Most of the properties down Mornington Crescent have either Upvc or Fibre cement cladding, therefore we are proposing to remove the existing tile hanging, install insulation and over clad with light grey fibre cement boarding completing the thermal improvements of the North Elevation.

A new Soakaway would be formed in the front garden to provide for the extension to discharge into.

Driveway

Currently the property has a garage in a compound and space in front for one car. however, there is no electricity available within the compound or garage.

The proposed driveway would be of permeable tarmac class D road construction with outside sockets to enable future EV changing, whilst easing local parking issues as additional drivers have passed and will be passing their tests soon. The proposed off-road parking would be suitable for 2no small cars with the future of additional parking the other side via the proposed new dropped kerb off the existing class D road which would help maintain emergency vehicle, residential and refuse vehicles though the residential estate.

Rear Alterations

The proposed rear alterations would create a new downstairs toilet and utility room connecting to the existing soil pipe. The existing sidelights would be removed, and the existing French doors refitted within a newly reduce opening.

Proposed Materials

Facing bricks to match existing as near as possible.

Windows - white Upvc to match existing

Front Door - Composite

Flat roof Construction - GRP

Cladding - Marley Eternit Fibre Cement light grey or Similar

Conclusion

All consideration has been given during the design and development process including consulting neighbours either side and opposite to appease any concerns they may have.

The proposed development is in keeping with the surrounding area whilst providing thermal, environmental, road safety and aesthetic enhancements to the owner's requirements.

The property is not built within a flood risk area, so the proposed permeable surface and soakaway would be suitable, and no additional loading would be placed on the existing road and rainwater systems.

The property is not built within a conservation area, so the proposed materials are in keeping with the existing surrounds whilst improving the property both thermally and environmentally.