

Design & Access Statement

Two storey extension to 4 Hillside, Patching.

Proposed use

The extension will add two upstairs bathrooms and an attached garage to my home whilst retaining the present number of bedrooms and allowing me to improve on the existing layout. Currently the only bathroom and WC are downstairs, of inadequate size for a four bedroom house and both are accessed via the kitchen. Moving the bathroom upstairs makes it possible to enlarge the kitchen creating a larger more versatile living space. The attached garage will provide secure off street parking and space for a central heating boiler, washing machine, etc. I also propose moving the existing access to two off road parking spaces at the side of the property to provide access to the new garage. The extension will enhance the current use of the property.

Amount of development

The proposed development is a two storey extension 4.7 metres wide and 5.7 metres deep with a driveway to the rear. The extension will end 1 metre from the boundary to the North with Coldharbour Lane. The extension will provide 23 square metres of garage/utility space and 23 square metres of floor space upstairs.

Layout

The 1:500 block plan enclosed with my application (drawing number 04) shows the layout of existing buildings and the proposed extension and driveway. The siteplan, also enclosed with my application, shows a larger area with my property outlined in red.

The extension has been designed to follow the existing line of buildings without protruding to the front or rear as this provides the floor space needed whilst being as unobtrusive as possible. The design has also accommodated the existing communal access paths to the front and rear. The proposed extension stops 1 metre short of the boundary with Coldharbour Lane to leave a pathway between the front and rear gardens.

The rear entry to the garage means there is ample room for a driveway which provides space to stop a car whilst the garage door is opened or to turn around before driving into Coldharbour Lane. This layout prevents conflict with traffic along Coldharbour Lane. Access to the front was considered but was ruled out by the close proximity of the B280.

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Scale

The dimensions of the proposed extension are given above. The dimensions are adequate to provide the extra facilities required and at the same time the extension will fit in well with its surroundings. The height and depth are reduced in comparison to the existing building making the extension subservient to the existing building.

Landscaping

My intention is to create a gravel driveway to the rear where there is currently grass. The existing concrete paths will be replaced by more attractive paving and the area of concrete at the bottom of the garden will be replaced with flower borders and lawn to give a more attractive appearance. At present there are three concrete coal bunkers at the rear of the house which I intend to remove and replace with an area of lawn or decorative paving.

Appearance

The extension has been designed in the same style as the existing building but the ridgeline of the roof is lower and the rear wall is inset from the existing building to make the extension subservient to the existing building. The existing hip end to the roof is being copied in the planned extension to retain the original appearance of the building and the skyline. The bricks, tiles and other materials used will be carefully selected to match the existing building as closely as possible. The design is intended to blend with the surrounding buildings.

Access

4 Hillside is situated on the junction of Coldharbour Lane and the B280. Coldharbour Lane is classified as a 'D' road and carries local traffic to and from Patching. There is also a regular bus service which uses the lane.

At present there is a double parking space at the side of the property adjacent to Coldharbour Lane. This double parking space is approximately on the site of the proposed extension.

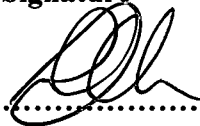
The proposed driveway and garage will move the access from Coldharbour Lane West to the rear of the property and away from the junction with the B280. The garage will provide secure off street parking and the driveway will provide an area off of the lane to allow a car to be parked whilst the garage door is opened etc without obstructing the lane. The design of the driveway will make it unnecessary to reverse a vehicle from or into Coldharbour Lane.

There are communal access paths to the front and rear and these will remain.

The proposed extension leaves a 1 metre pathway between the building and the boundary with Coldharbour Lane to the North. This pathway will allow access between the front and rear gardens for pedestrians, a lawn mower, a pushchair or a wheel chair.

The site is lower at the rear than the front which means the existing access to the rear door is via three steps. Due to the height of the existing floors, access from the garage via the proposed internal door will also be via steps but there is alternative access via the front door which is level.

Signature



Name

ADRIAN CLARKE

Date

02/01/07