

DESIGN AND ACCESS STATEMENT

Context

This application seeks approval for a new Porch, front infill extension, single storey rear extension and first floor amendments including an increased ridge height. following the previous pre-planning application: **PAA / 14/ 22**

41 Cove Road is a detached 2 storey house. Due to its current low ridge and eaves heights, the existing property is of a design which is out of character with all of the detached, larger dwellings along the street.

Amount

The family is in need of more living space and additional bedroom space for the new members of the family, they also need space to work from home and desire a more sustainable house with improved insulation, airtightness and solar panels.

Layout

The proposal is to alter the layout of the existing house, add a front infill extension, add a rear extension to be able to create an open plan with direct connection to the garden and improve the first floor in order to accommodate new bedroom spaces. Following the receipt of the pre-application advice, it is considered that: *'the proposed single storey rear and front infill extensions are appropriately positioned and appropriate in scale, not exceeding the extent existing side or front elevations. The proposed front porch extension is also appropriate in scale and positioning. These three components are considered subservient to the host dwelling and visually integrated'.*

Appearance

Initially, the proposal was to have a new zinc roof. Following receipt of the pre-application advice, the proposal has been changed to suit the comments regarding the negative impact of this material and the previously proposed pitch. This application therefore seeks approval for a tiled main roof (pitch 36 degree - this is to allow first floor windows at the cill height of 900mm). The proposed Porch is also to be a tiled roof. The single storey rear extension is proposed to be lead to achieve a suitable pitch for the side and rear extension, avoiding a completely flat roof to ensure this remains in-keeping with the area and the main host dwelling.

Access

To remain as existing.

Scale

The pre-application advice stated that: *'As it stands the proposed hipped roof design on the first floor is approx. 30 degrees whereas neighbouring hipped roof designs feature an approx. 40 degree pitch. The height of the existing dwelling is lower than that of its southern neighbour dwelling and others along the street. There is a proposed increase in ridge height of approx. 2m. Although the ridge height of this dwelling could be increased, the scale of this proposal should be in keeping with its locality and as such, the drastic increase in height of approx. 2m exceeds that of its neighbour dwellings substantially and is unlikely to be accepted'.*

As a consequence of the above, the proposed roof pitch is now 36 degrees and the increased ridge height is approx. 1475mm. This is to allow the first floor to be habitable - have sufficient head height and provide enough space below the eaves to install windows. It is important to note that Neighbour 39 has a ridge height from DPC of 7930mm, and neighbour 43 has a ridge height of 7200mm from DPC. The proposal is for 41 Cove Road to have a ridge height that sits in between these two dimensions to achieve a gradual transition from 39 Cove Road to 43 Cove Road.

Landscaping

To remain as existing.



Cove Road, neighbouring properties in the vicinity of 41 Cove Road.



Cove Road, neighbouring properties directly opposite 41 Cove Road.

Revisions			
No.	Description	Date	By
1	PLANNING	27-05-2022	

Notes:

GENERAL NOTES:

All dimensions & levels are preliminary and approximate and subject to utilities search, legal boundaries and detailed layouts/ design development through consultation.

Dimensions are to be checked on site by contractor & sub contractors prior to commencement of work, any discrepancies are to be highlighted immediately to the architects.

Project No.	Project Name:
252	41 Cove Road

Drawing No.	Drawing Name:
P011	Design And Access Statement

Revision:	Suitability Description:	Project Issue Date:
P 1	PLANNING	OCT 21
Drawn: GF	Checked: MS	Orig Paper Size: A3

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Use figured dimensions only. All levels and dimensions to be checked. This drawing is to be read in conjunction with all other relevant drawings and specifications.

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