

Proposed Rear Extension to 12127 Berricourt, Yapton

Applicant: Mr Mike Harding

Design and Access Statement



Fig No.1 – Image of Existing Front Elevation

1.0 Introduction Background

The site is off of Main Road, Yapton

The subject site totals 0.90 hectares in area. It is square in shape.

The site is currently used for residential housing.

The site is in a residential locality.

2.0 Site Analysis

The buildings surrounding are predominantly traditional with modern style buildings further along Main Road surrounding the recreational ground. Main Road predominantly consists of 2 storey housing ranging in scale and density.

3.0 Design Principles

The main challenge of the site is to replace failing structural elements with structures and finishes to match existing providing a scheme of high quality in line with the client's brief whilst trying to complement the existing surroundings.

4.0 The Design Solution

Amount

The proposals are for a replacement of existing defective floor joists at second floor level, Pitched and Flat Roof to existing Listed Building with new access gate from Main Road.

Layout

The layout of the proposed works has been designed so that it minimises the overlooking to the adjoining properties.

Scale

The scale of the existing building not to be altered due to existing structures being replaced for structural stability.

Landscaping

The landscaping will not be altered.

Appearance

The materials of proposed have all been designed to match the existing.

Use

The residential use of the house will remain as existing.

Access

The access to the site will not changed.

Sustainability

The development will be built from sustainable sources. In line with current Building Regulations requirements, all dwellings will undergo a SAP assessment to ensure energy efficiency within the building envelope.