



Design and access statement

Demolition of existing site extension and proposals of new residential side extension at ground and first floor level, within the existing footprint.

7, Brookside Crescent, Greenmount, BL8 4BG

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Design

Background and use

The residential property was built around 1960s and consists of an entrance hallway, double living room area, kitchen and existing side garage.

Our client (home owner) is proposing to demolish the existing side garage, and erect a new double storey side extension with Juliet Balcony and finished in K Render. The new extension will be within the current side garage's footprint. There will be an 800mm reduction to the footprint at the front elevation (shown on proposed floor plan) to keep compliant with the existing 45 degree rule to the adjacent property.

The Juliet balcony to the rear of the extension at first floor level will overlook the golf course to the rear.

Conservation

The proposed scheme is sensitive to the surrounding vernacular and does not deter from the cultural significance of the building and the buildings in the surrounding area.

The building is not currently situated within a conservation area.

Amount

The additional floor space to be created by the extension will be approximately GIA: 19.1 sq m.

Drainage

We are proposing a new en-suite bathroom with shower to the first floor. This drainage will connect to the existing water solution. After discussion with a contractor, we do not see that this will cause any issues.

All care and attention will be made when construction begins, and where required, updated drainage will be fitted in order to future-proof and minimise any potential for failures in the future.

Layout

For the existing and proposed drawings please refer to:

1. 0061-Existing Floor Plans & Elevations
2. 0061-Proposed Floor Plans & Elevations RevB
3. 0061-Existing Site Plan
4. 0061-Proposed Site Plan RevB
5. 0061-Location Plan

Scale

Please refer to the drawings provided.

Landscaping

No major landscaping is being proposed within these works.

Appearance

See drawings listed above.

Statement of Compliance

We endeavor to fully comply with all current Planning and Building regulations and good practice. The intention is to make the scheme as accessible as possible in-line with local Planning Policy.

Statement of intent

Our client (the home owner) intends to commence the work as soon as possible and not until planning permission is granted.

Access

Access during the works

Access to the property will still be permitted during the works.

Access following the works

No change of access will be allocated during the works as this will remain.

Consultation

No consultation has been sought prior to this application.

Discussions with the adjacent property's have taken place and both parties have consented to the works and have been provided a copy of the plans.