

DESIGN AND ACCESS STATEMENT

PROPOSAL TO DEMOLISH EXISTING DETACHED HOUSE AND REPLACE WITH
DETACHED TWO STOREY DWELLING AND ASSOCIATED AMENITIES.

The proposed scheme is to demolish the existing house and replace it with a new two-storey house. The existing crossover will be retained to allow access to the site.

**AT 46 Warren Road,
UB10 8AD.**

Design

USE

The existing use of the property is residential. The proposed use of the land will also be residential.

AMOUNT

The existing house has a floor area of 121 sq. m. The accommodation comprises of 3 bedrooms, a study, lounge, kitchen, conservatory, bath room, utility room and side garage.

The proposal will be to demolish the existing house and replace with one detached property located on three floors as follows:-

Ground Floor

Hallway – 10.66 sq.mt
Formal Room – 12.80 sq.mt
Study – 11.04 sq.mt
Lounge – 14.59 sq.mt
Dining – 12.87 sq.mt
Kitchen – 29.28 sq.mt
Larder – 1.22 sq.mt
Wet Room – 3.91 sq.mt
Utility – 3.26 sq.mt

First Floor

Hallway – 15.35 sq.mt
Bedroom 1 – 14.38 sq.mt
Bedroom 2 – 12.6 sq.mt
Bedroom 3 – 12.80 sq.mt
Bedroom 4 – 12.28 sq.mt
Bathroom – 9.79 sq.mt
En suite (BD1)– 3.5 sq.mt
En suite (BD2) 3.88 sq.mt

Second Floor

Hallway – 4.28 sq.mt
Master Bedroom– 23.59 sq.mt
En suite – 11.3 sq.mt
Closet Room – 16.21 sq.mt

There will be enough space to provide at least three off street parking spaces in the front garden.

LAYOUT

The layout and size of the proposed rooms will comply with the minimum requirements of the council's guidelines.

SCALE

At present, the house is surrounded by two storey buildings on either side. The height of the proposed building will be similar to the adjacent properties, three storeys to match the existing height of adjacent buildings.

LANDSCAPING

There will be soft and hard landscaping associated with the scheme. This will be designed at a later date.

APPEARANCE

The appearance of the proposed building has been designed to enhance the existing street scene.

ACCESS

Access to site for cars will be from the existing vehicle crossover. Access for pedestrians will be via the existing path leading up to the front door.

SUSTAINABILITY

The property will be designed to achieve code level 3.