

DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION FOR TWO STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION WITH A LOFT CONVERSION INVOLVING THE INSERTION OF ONE DORMER WINDOW IN THE REAR ROOFSLOPE AND TWO ROOFLIGHTS IN THE FRONT AND RIGHT HAND SIDE ROOFSLOPE AND ONE ON THE LEFT AND REAR HAND SIDE OF THE ROOFSLOPES DWELLING.

**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 153 sq. m. The accommodation comprises of 3 bedrooms, a study, lounge, kitchen, conservatory, utility room and side garage.

The proposal will be to demolish the existing side garage, two conservatories, the rear ground floor extension and replace it with two storey side extension, two storey rear extension together with a loft conversion on three floors as follows:-

Ground Floor

Hallway – 10.66 sq.mt
Formal Room – 12.80 sq.mt
Study – 9.68 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 – 11.00 sq.mt
Bedroom 3 – 12.80 sq.mt
Bedroom 4 – 12.28 sq.mt
Bathroom – 9.79 sq.mt
En suite (BD1) – 2.02 sq.mt
En suite (BD2) 3.62 sq.mt

Second Floor

Hallway – 4.28 sq.mt
Master Bedroom – 23.09 sq.mt
En suite – 9.46 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 and can form one of the conditions.

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

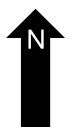
The property will be designed to achieve code level 3.

Location Plan

07022019 - 04A

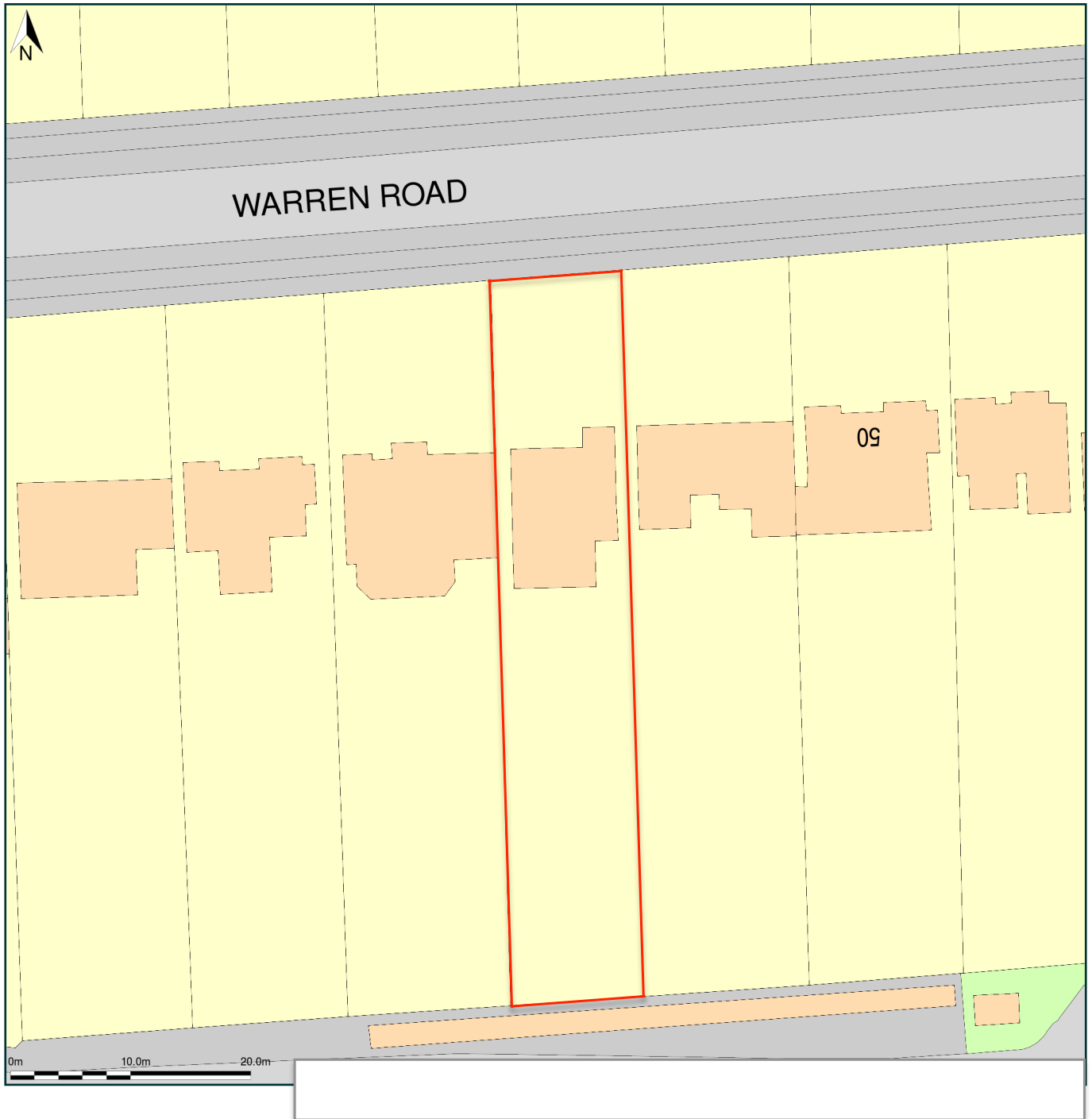


0 50
Metres



Plan Produced for: 46 Warren Road
Date Produced: 01 Nov 2018
Plan Reference Number: TQRQM18305121939181
Scale: 1:1250 @ A4

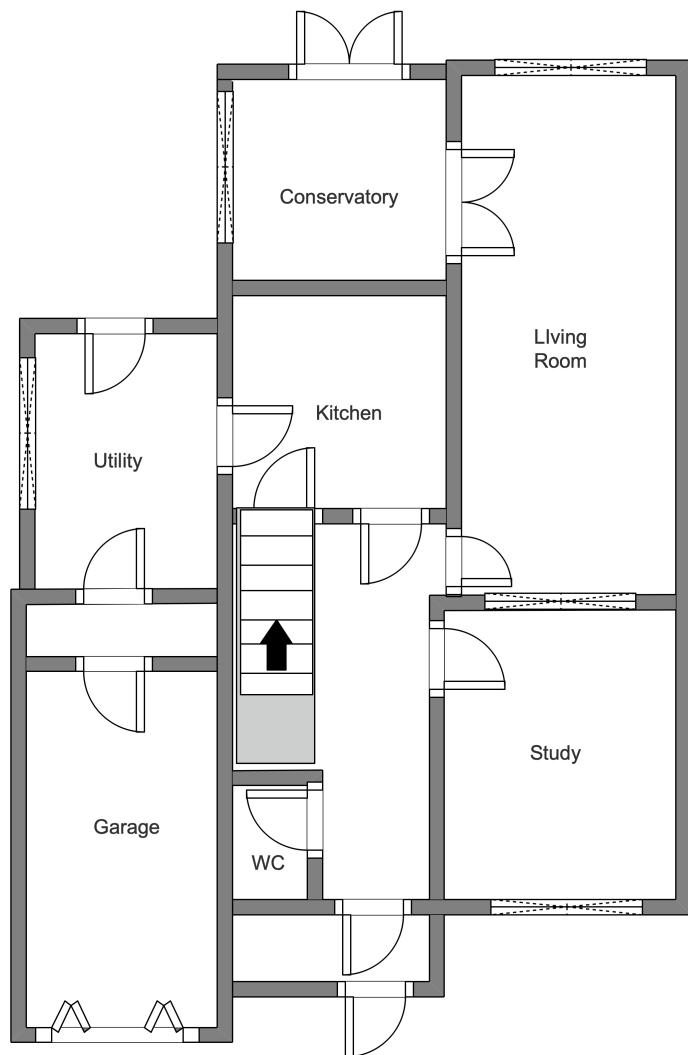
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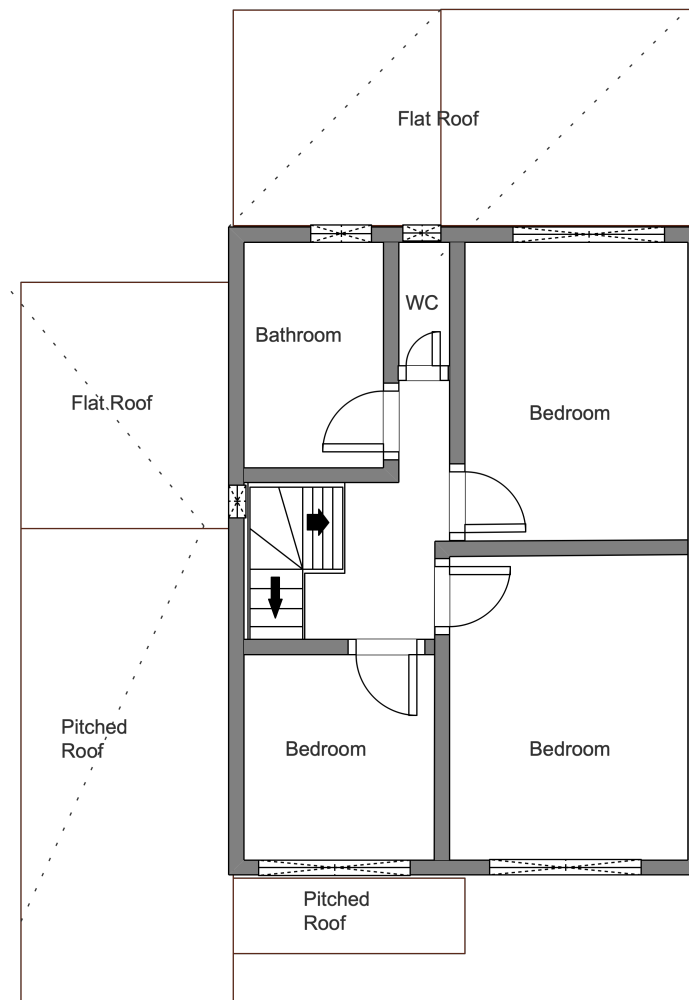
Block Plan shows area bounded by: 506691.74, 185559.08 506781.74, 185649.08 (at a scale of 1:500), OSGridRef: TQ 6738560. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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EXISTING GROUND FLOOR



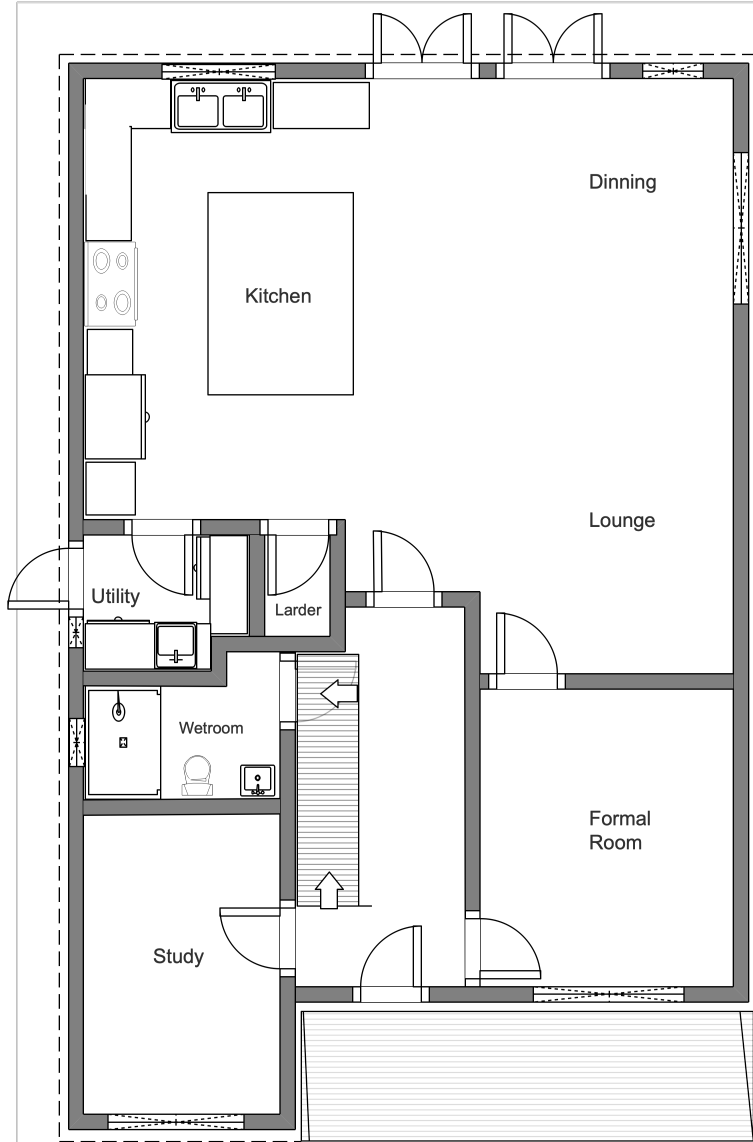
EXISTING FIRST FLOOR



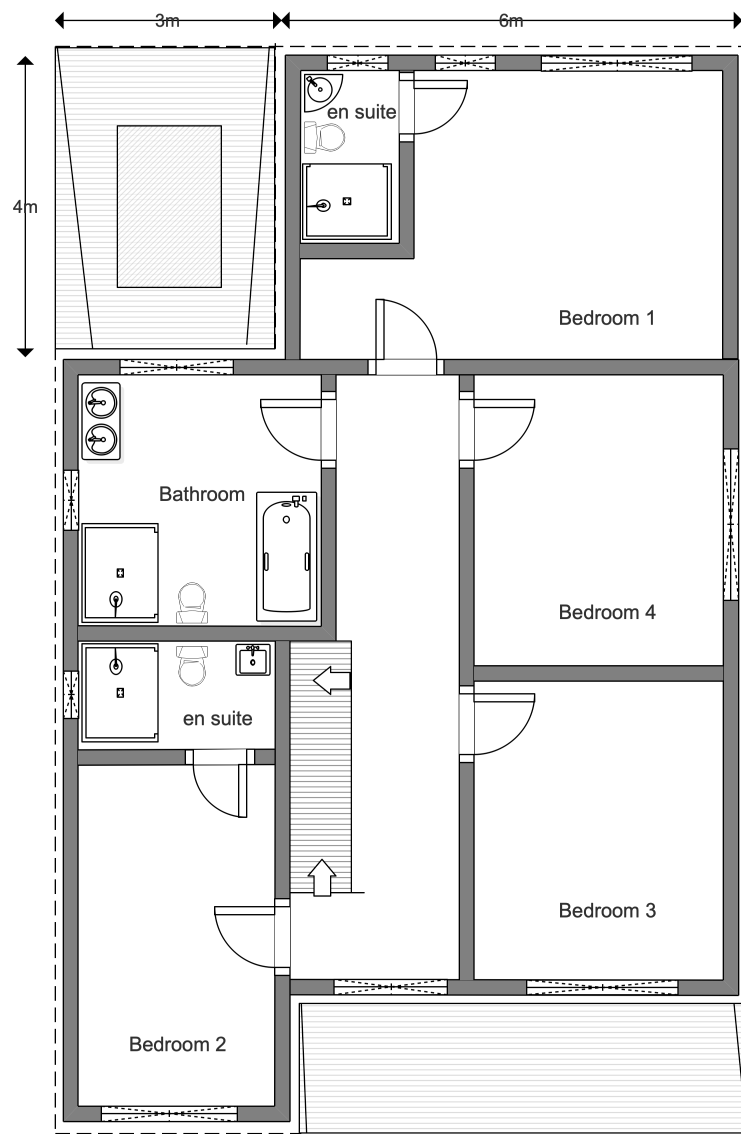
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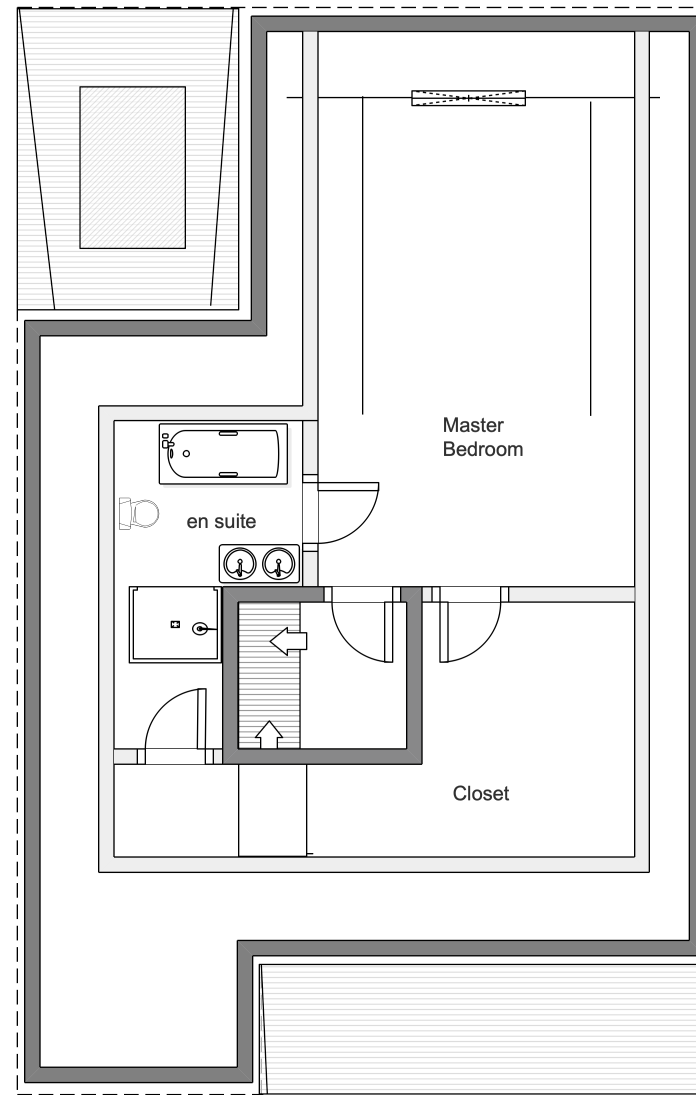
Address: 46 Warren Road UB10 8AD	Scale: 1:100 - A4
	Date: 07/02/2019
Proposed Work: Double storey rear and side extension, loft conversion and internal alterations.	Drawing No: 07022019 - 03A
Note: All measurement to be checked on site and not scales from this drawing. Any discrepancies to be reported to the home owner.	



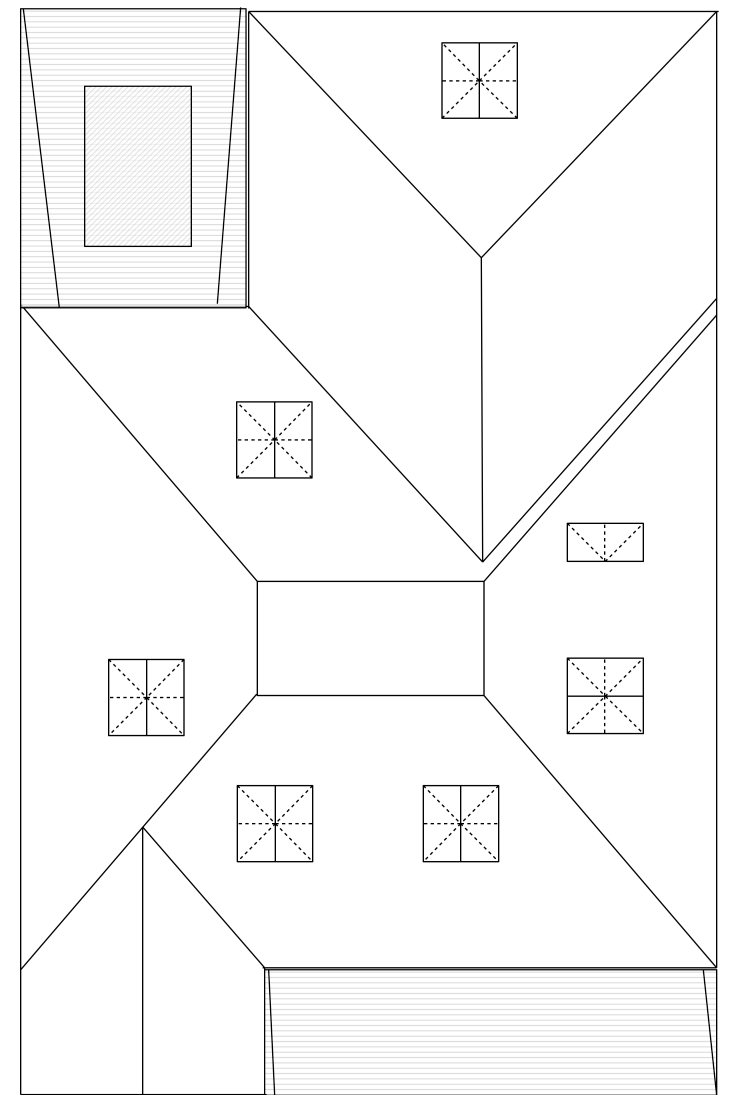
PROPOSED GROUND FLOOR



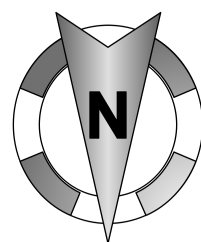
PROPOSED FIRST FLOOR



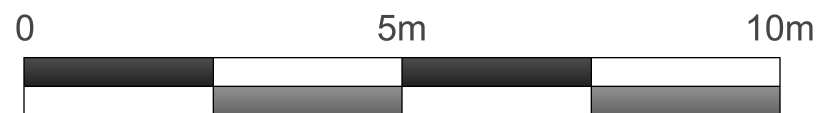
PROPOSED SECOND FLOOR



PROPOSED ROOF PLAN



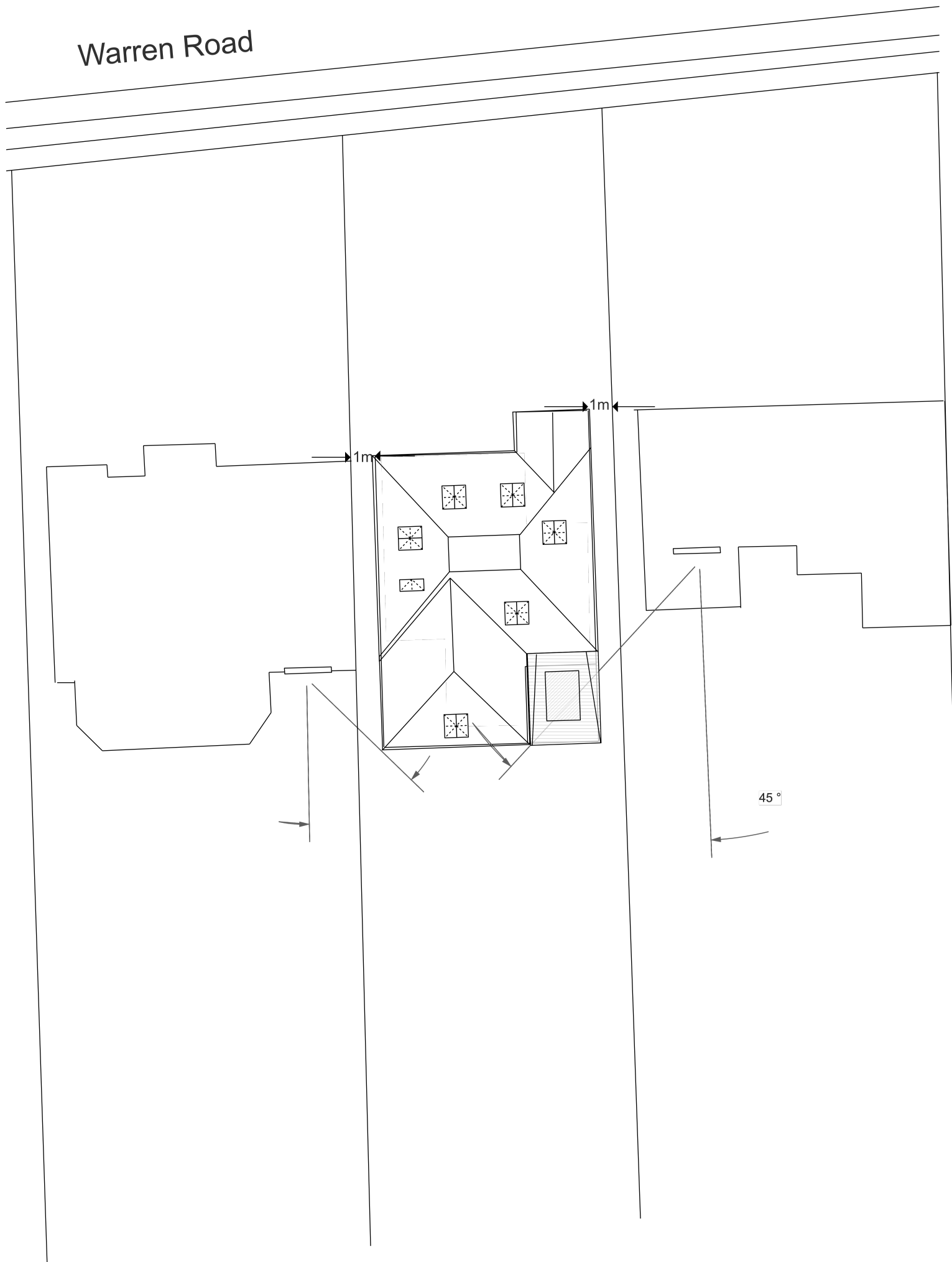
SCALE BAR
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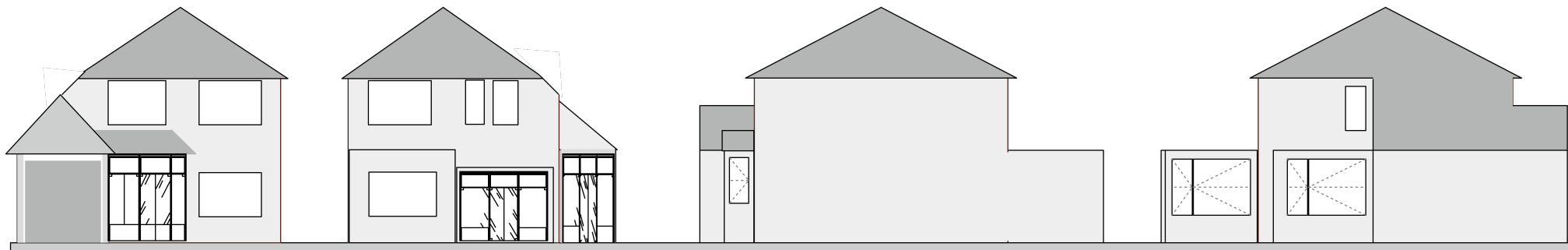
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	Date: 07/02/2019
Proposed Work: Double storey rear and side extension,loft conversion and internal alterations.	Drawing No: 07022019 - 01A
	Note: All measurement to be checked on site and not scales from this drawing. Any discrepancies to be reported to the home owner.

Warren Road

Block Plan
1:200



Address: 46 Warren Road UB10 8AD	Scale: 1:200 - A3
	Date: 07/02/2019
Proposed Work: Double storey rear and side extension, loft conversion and internal alterations.	Drawing No: 07022019 - 06A
Note: All measurement to be checked on site and not scales from this drawing. Any discrepancies to be reported to the home owner.	



EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

EXISTING SIDE ELEVATION



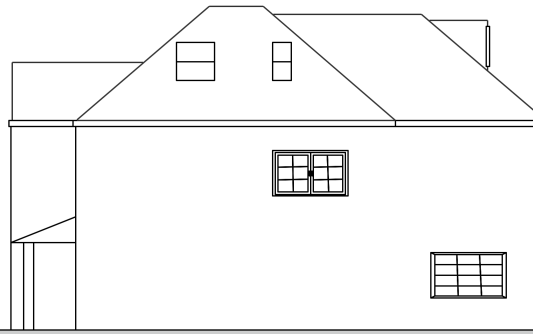
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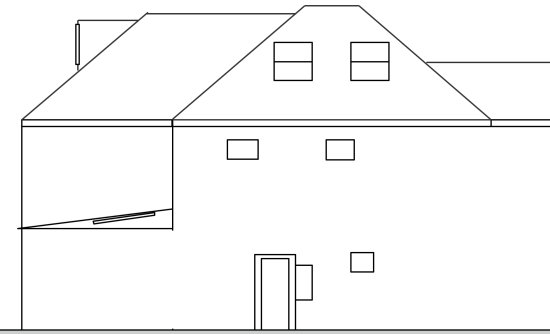
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Address:
46 Warren Road
UB10 8AD

Proposed Work:
Double storey rear and side
extension, loft conversion and
internal alterations.

Scale:
1:200 - A4

Date:
07/02/2019

Drawing No:
07022019 - 02A