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Design and Access Statement

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Context

The current proposal is an application for a 5m single story rear extension to an end of terrace property. The proposed height is 3.3m. The attached neighbouring property at No.17 has a 3.8m deep extension that is 3m high. Both properties have the same floor level and rear external ground level.

No. 11, the adjacent property to the south is one half of a semi-detached dwelling and has a rear ground level that is approximately 600mm lower than the host building.

Design considerations

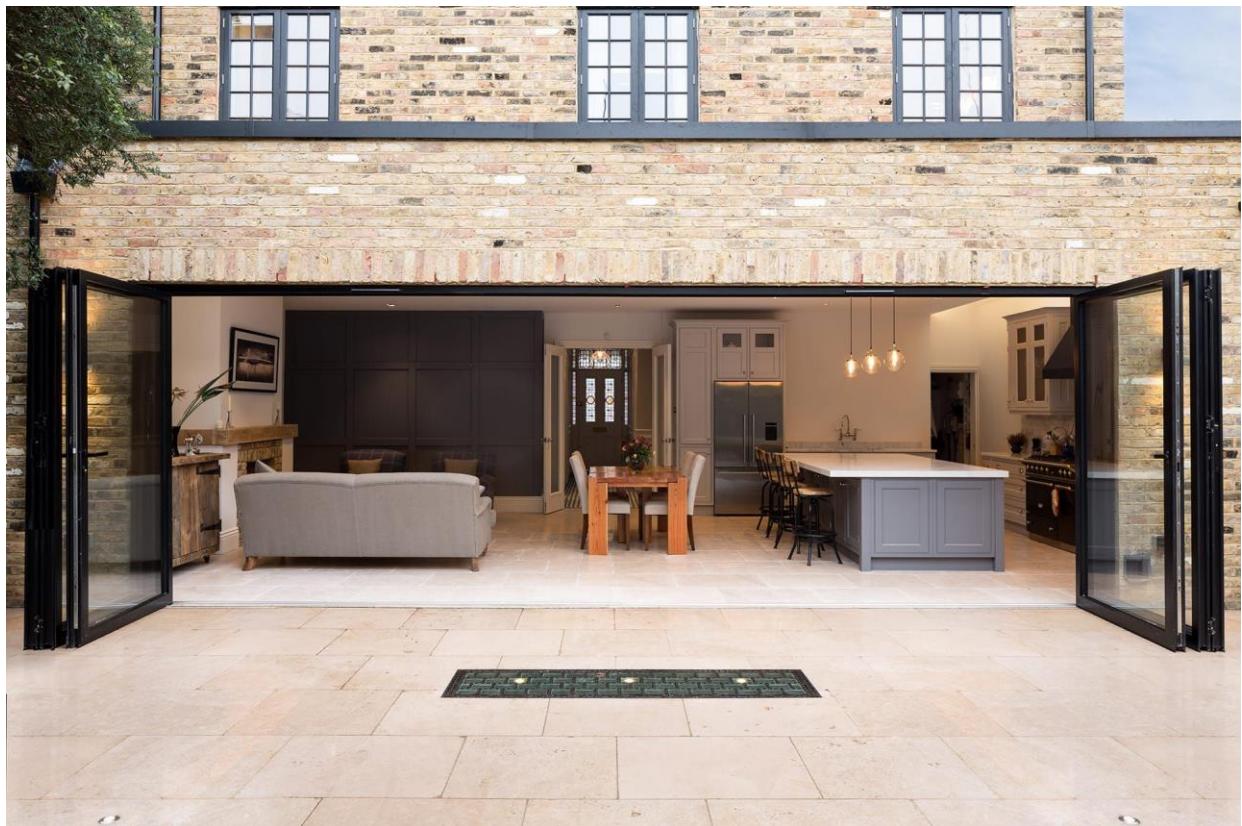
Family needs: The ground floor rear extension is intended to create a larger living space for a growing young family. The footprint of the house is very small, with a ground floor a mere 47.7m². This is a rather cramped space and totally insufficient for family requirements. Even with the extension added there is still 156m² of rear amenity space and the distance from the proposed extension to the rear outbuilding is still 14.25m in length.

Neighbouring considerations: Given the relationship with neighbouring properties, we have carefully considered the impact on the neighbours. The attached neighbour at No.17 to the north already has an extension and the proposed extension of the host site is projects 1.2m beyond this point and will be 300mm higher. At present there is an unsightly freestanding rear outbuilding on the boundary of the 2 properties projecting 3.6m into the garden beyond the neighbouring rear extension and is 2.3m high. This will of course be demolished to make way for the proposed extension. Therefore, the proposed extension is a significant improvement on the current situation.

The neighbouring property at No.11 to the south is set back 2m from the boundary, while the proposed rear extension is set in from the side elevation of the host building, meaning the distance between the extension and the neighbour is 4.84m. Therefore, we have taken significant steps to minimise the impact on the neighbouring property and there will be no overshadowing of the neighbour.

Aesthetic considerations: Most rear extensions are designed with an exposed flat roof covered on either side with a fascia board and with a gutter to the rear. This proposal is for a parapet wall around the roof. However, to comply with building regulations, it has to be higher than an exposed roof extension. Therefore, from the neighbours' perspective and as viewed from the rear, this is a much more aesthetically pleasing solution which is to the benefit of all parties. Below is an example of a parapet wall surrounding a flat roofed rear extension. As can be seen, it is a tidier solution for a rear extension.

The freestanding gazebo is a temporary structure that will be moved 5m to the rear of the proposed ground floor extension.



Conclusion

The proposed extension took into consideration the family requirements, the impact on neighbours, the impact on the remaining amenity space of the house, and the aesthetic contribution to the host property and surrounding area. We have attempted to meet the family requirements, while respecting neighbouring amenity, outlook, and lifestyle. The client has discussed the proposals with his neighbours, and they are in support of the proposal. The client is also a contractor specialising in high quality construction and as this is his family home, will execute the detailing to a very high standard.

Access Statement

The proposed rear extension is on the same level as the ground floor and therefore there is no change. The rear garden is more or less level, and the rear patio remains 130mm below the internal floor level as it currently is.