Design & Access Statements:

Project:
Proposed Extensions, External Cladding of Existing Dwelling, Detached Garage & New Vehicle Access
2 Hook Street, Royal Wotten Bassett, Wilts SN4 8EF

The existing property is semi-detached, with existing timber framing clad in vertical timber boarding, white Upvc window & door and double roman roof tiles. The external walls are 100mm thick without any insulation.

The proposal is to clad the existing property in facing brick with extensions to match. The facing brick cladding will match the adjoining property 1 Hook Street. The existing property walls will be lined in rigid insulation. Roof tiles to match existing on the extensions with existing roof tiles carefully removed from existing single storey side element and reused.

There will be a single storey lean-to front porch extension projecting 1.2m, two storey pitch roof side extension projecting 4.8m and single storey lean-to rear extension projecting 3.3m. The new windows and doors will be grey Upvc and double glazed. The front and side door will be solid timber boarding. Rooflights will be placed in the single storey rear extension lean-to roof. The altered building will have level threshold for wheelchair access.

The detached garage will be pitched roof with external materials to match existing property and extensions. The new vehicle access off Hook Street will have gates set back 5m from edge of highway and tarmac finish sloping away from the highway. The existing ditch will be piped over as required. The turning and parking area will be in gravel self draining finish.

The proposals will enable the existing and proposed to be insulated to meet present 'U' values.

There is a front garden to the property with a private rear enclosed garden.