

Midway, Gaston Lane, Sherston SN16 0LY. Design and Access Statement

Proposed Use

Midway is a 4 bedroom link-terraced dwelling situated on a good sized plot located on Gaston Lane in Sherston, originally built circa early 1970s and extended approximately 20 years ago

The property is constructed with Bradstone type reconstituted stone block-work with concrete roof tiles (either Wessex or Redland Renown).

The current homeowners are homeworkers with 2 children in local schools and whilst the sleeping accommodation on the first floor just about provides currently for their requirements, the room sizes of 2 of the bedrooms are small. Currently, the bathroom and WC are separated and of poor quality. The homeowners wish to extend the property by a small amount over 2 storeys and extend additionally on the ground floor with a glazed kitchen extension. These extensions would unlock the potential of the dwelling, allowing significant internal reconfiguration to meet the needs of a modern lifestyle and a growing family. There is no additional sleeping accommodation proposed, just reconfiguration.

Amount and layout

On the ground floor a 3 metre extension (1500mm consisting of a glazed lean-to section, with access to the rear garden), would allow an open plan kitchen, dining, dayroom scheme to be implemented, with the glazed section admitting significant alight into the currently dim arrangement, this proposal also allows for the existing garage (which due to its narrow dimensions is used as a store room as its impractical for modern vehicles) to be lined out and converted to a music room and office space as the homeowners work a significant portion of their time from home. The first floor would be extended by around 1500mm to the rear, around a 1300mm portion to the side over the existing lean-to, and in conjunction with a reconfigured staircase, allows a relocated family bathroom to be implemented and a new master suite with en-suite at the rear of the property.

External appearance

As previously noted, the existing external appearance is reconstituted stone block-work with concrete tiles with set in uPVC windows

It is proposed that for this extension, a matching reconstituted stone cladding be utilised with a through colour k-lime type rendered panel at the rear, framing aluminium gable type windows to the master suite and bedroom 4 to provide additional light. The roof would be finished in concrete tiles to match.

The property currently benefits a long garden which backs onto long gardens with the contained dwellings being approximately 32 - 35 metres distant from the proposed rear of the second storey extension. The gable windows should provide no additional overlooking issues as the opening window portions are approximately the same size and relative location within the rear elevation as the current windows.

Parking and landscaping

The current patio area will move backwards commensurate with the extended portion and remaining lawn retained.

The property will add an additional space at the front where the current gravel portion is located in order to offset the existing notional garage space. The new space would be accessed via the existing drop kerb and no amendment to that access is anticipated.



