

Proposed Garden Room Rear Extension at

**4 Coopers Close
Amesbury
SP4 7QN**

Design & Access Statement

**Prepared for
The Best Build Team**

Ref number: 25019 DAS01
By: Luke Roberts
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Revision:
Status: PLANNING



DALE ROBERTS DESIGN
ARCHITECTURAL SERVICES

1. Existing Building

- 1.1. The property is located in the suburbs of the rural town of Amesbury. The property is approximately one mile to the centre of the town. There are local amenities such as supermarkets, schools and bus services. The property is a detached single storey bungalow dwelling with brick walls and a slate tile roof.

2. The proposed scheme

- 2.1. The proposal is to demolish the existing conservatory to the rear. It is to be replaced with a single storey double pitched garden room with masonry walls.

3. Layout

- 3.1. The ground floor of the existing property has one reception room to the rear with and a kitchen to the front. Two bedrooms are to the rear of the property including the master bedroom with ensuite. A further bedroom and the main bathroom are to the front of the property.
- 3.2. There is also a garage which is connected to the house and set further back than the front elevation.
- 3.3. The existing conservatory that is to be demolished is located to the rear of the property and is accessed through the living room.

4. Scale

- 4.1. The height and mass of the proposed extension has been kept to a minimum and designed to be in keeping with the existing property.
- 4.2. The garden room extends out from existing rear of the property by 5m and is 4.55m wide.
- 4.3. It will be located in same place as the existing conservatory and will line up with the existing corner of the dwelling.
- 4.4. To be subservient to the existing dwelling, the proposed ridge of garden room is lower than the ridge of the existing dwelling.

5. External Appearance

- 5.1. The extension is designed to be sympathetic and in keeping with the existing dwelling by using multi buff / brown brickwork walls to match the existing.
- 5.2. The new roof finish will be artificial grey slate to match the existing. The fascias, soffits and barge boards will be white UPVC.
- 5.3. The new windows and doors will be white double glazed UPVC frames to match existing.
- 5.4. The rainwater goods will be black UPVC to match existing.

6. Landscaping

- 6.1. Existing landscaping will remain unchanged.

7. Access Statement

- 7.1. Entrance – Access to the front entrance will be unchanged.
- 7.2. Parking – Will remain as existing.
- 7.3. Drainage – Any new drainage pipes will connect to existing system.

8. Conclusion

- 8.1. These proposals will improve the facilities of the bungalow by creating a space in the garden room that is more useable all rear round with construction that is designed to last and materials that are more in keeping with the existing dwelling.
- 8.2. The appearance of the extension is sympathetic to the design of the existing bungalow by using similar materials and design details.
- 8.3. In conclusion it is considered that these proposals will form a welcome addition to this property making the best use of available space. We therefore request that planning permission be granted.

This Design and Access Statement is to be read in conjunction with enclosed documents:

Drawings:

- 25019 / P001 Site Location Plan
- 25019 / P002 Site Block Plan
- 25019 / P050 Existing Floor Plans & Elevations
- 25019 / P100 Proposed Floor Plans & Elevations
- 25019 / DASP01 Site Photographs