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DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSION AND ALTERATIONS AT SHALLOWBROOK, SHERSTON ROAD, LUCKINGTON, CHIPPENHAM, WILTSHIRE, SN14 6PH

1. Property Description

Shallowbrook is a detached property situated in between Sherston and Luckington within a large plot including a paddock and a stable yard.

2. Proposed Works

Our client is proposing to have the addition of a garden room for an extra reception room, due to the size of the property and the plot it is situated on the current living room isn't well proportioned to the rest of the house. The addition of a garden room with internal pocket doors will be in keeping with the property and allow to expand the current space to feel larger and more open. The room will be on the front of the property with glass doors to enjoy the views which does not overlook neighbouring properties. As well as the garden room it is proposed to add an oak porch over the front door which the property is currently missing.

3. Amount and Scale

The additional floor area added is some 26m².

4. Layout

The layout of the proposals can be seen on the submitted floor plans and elevations drawings.

5. Materials and Appearance

The extension is proposed to be reconstructed stone to match the existing property with a flat roof finish with a cast stone parapet and an atrium in the roof.