

ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

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39 Elmfield Road, Bradford-on-Avon, Wiltshire, BA15 1RH

FRONT PORCH EXTENSION



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1. SUMMARY

- 1.1. This supporting Planning, Design and Access Statement has been prepared by Studio Zed Architectural Services on behalf of Mr & Mrs Cook. This document accompanies a planning application for a front porch extension to 39 Elmfield Road, Bradford-on-Avon.
- 1.2. The existing dwelling is a semi-detached property located on Elmfield road, Bradford-on-Avon, Wiltshire. The proposed works include internal layout alterations and a new single storey front porch extension.



2. SITE & SURROUNDING AREA

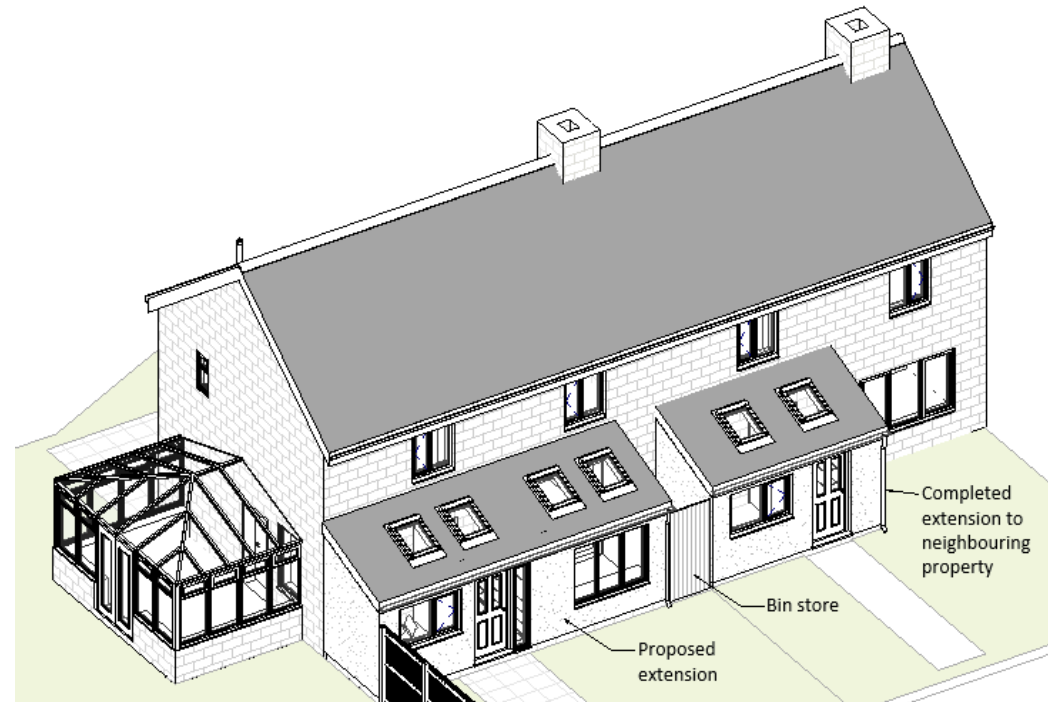
- 2.1. The application site is 39 Elmfield Road, Bradford-on-Avon, Wiltshire, BA15 1RH.
- 2.2. Elmfield is a short, quiet suburban cul-de-sac of mid-20th-century family houses with small gardens, set in a peaceful residential area within walking distance of the historic town centre.
- 2.3. The site is of domestic use and ownership.
- 2.4. The property is a 3-bedroom, two storey, semi-detached dwelling. The external finishes consist of blockwork walls and clay-tile roofs.
- 2.5. The property has a small driveway off Elmfield road and a generous wrap-around side/rear garden.
- 2.6. Ground conditions will be investigated via trial pit, which will be carried out by the chosen contractor.



Site Location – Ref. to drawing 0010_*Site Location and Site Plans* within application drawing pack

3. DESIGN & WORKS JUSTIFICATION

- 3.1. The proposed front porch extension seeks to provide the occupants with additional and more functional internal living space. The extension will accommodate a small front study area, a bay window forming a snug space associated with the existing living room, and an improved and more legible main entrance sequence.
- 3.2. The scale, proportions and external finishes of the extension have been designed to align with the recently completed front extension at the neighbouring property, thereby contributing to a cohesive and contemporary appearance along this end of the terrace.
- 3.3. External materials and detailing are proposed to match, or be in keeping with, those of the existing dwelling to ensure a sympathetic integration with the host property.
- 3.4. The space retained between the proposed extension and the neighbouring property will be utilised as a discreet bin storage area, enclosed with a timber panel door.





4. APPENDICES

4.1. Existing Site Photos –

Existing front view

