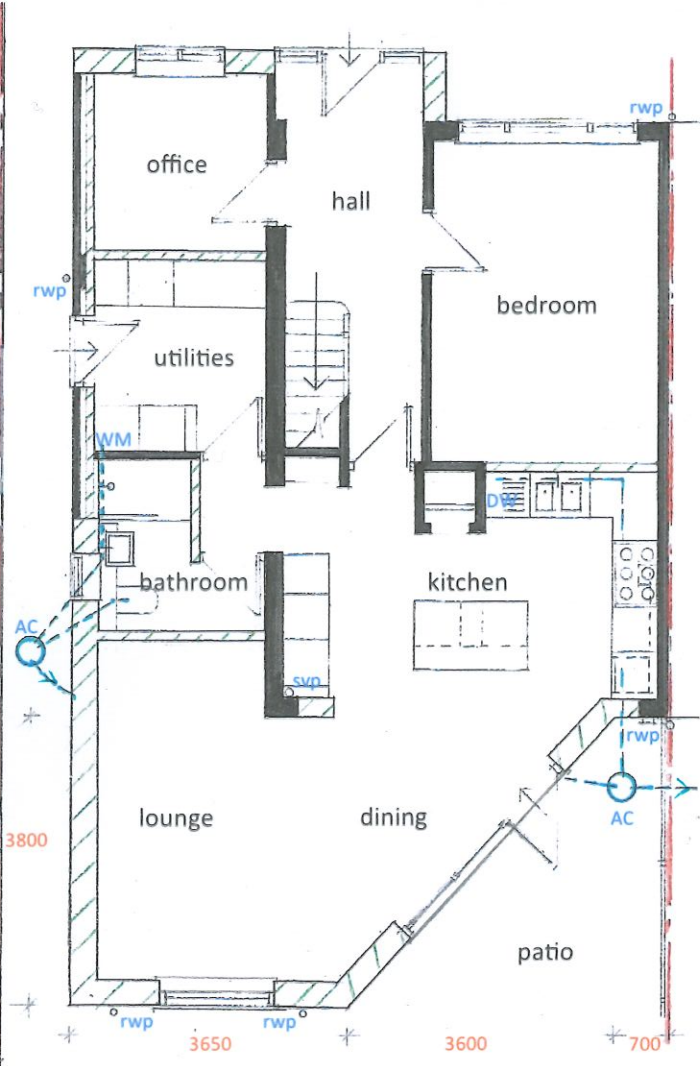


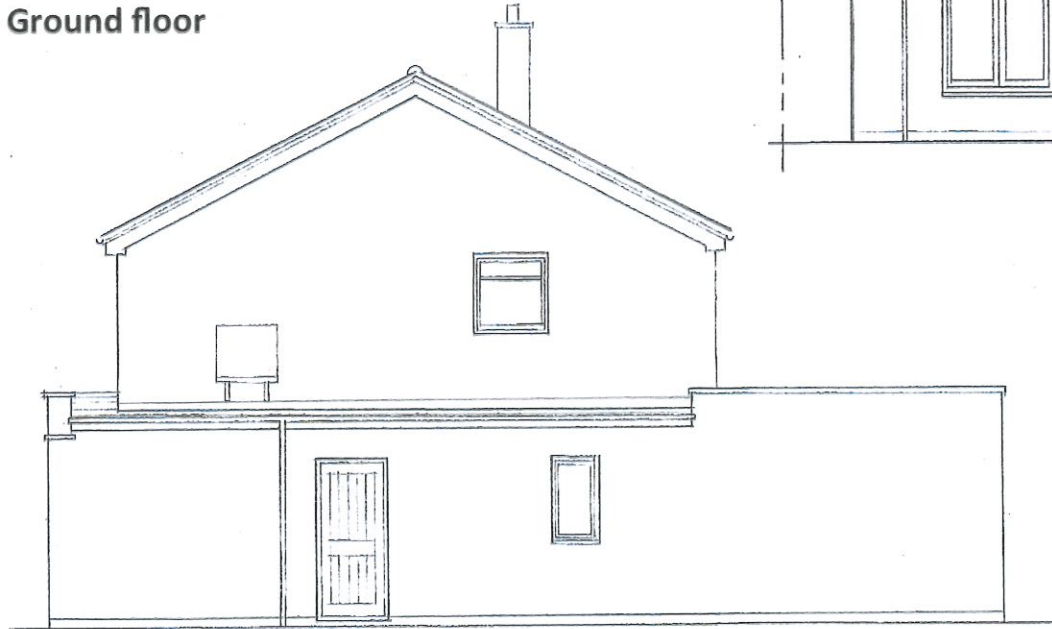
Proposed

PLANS & ELEVATIONS

Scale 1:100



Ground floor



Side elevation



Front elevation



Rear elevation

Design and Access Statement

Design:

Much of the character of the 1970's dwelling is still intact, but the accommodation now suffers from kitchen and dining areas that are small and separate and not conducive to today's open plan living. Furthermore, a substantial area of the property - the garage and utilities areas - is in a state of some disrepair.

The proposal seeks to address these issues.

- Structural alterations to integrate the kitchen and dining areas, combined with the proposed extension, will provide a substantial multi-functional area with immediate views of the southerly facing garden.
- The 45-degree angled façade provides for a small patio area and significantly reduces the impact of the extension on the immediate neighbours at no. 12.
- A suite of habitable rooms is proposed for the single-storey accommodation that will cater for a diverse range of activities, providing additional flexibility.
- The relocation of the WC provides for a relatively spacious hallway.
- There is the opportunity to provide a 4th bedroom on the ground floor.

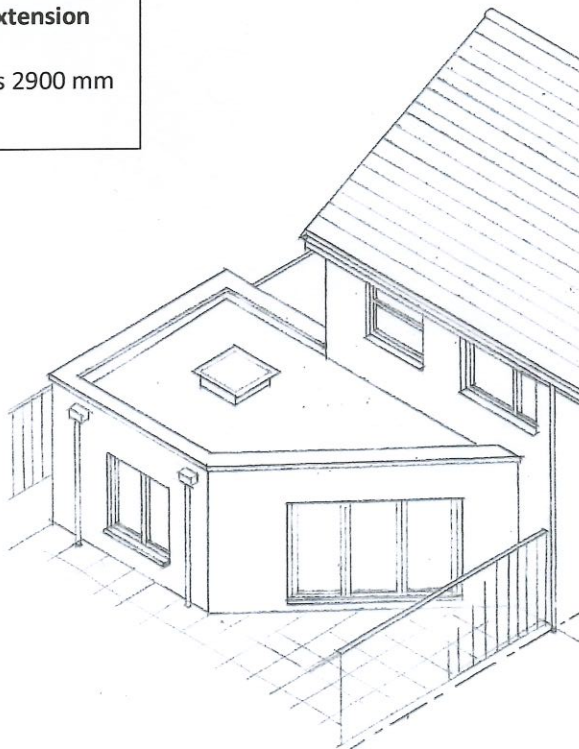
The materials used for the walls, windows and doors match those on the existing dwelling. A parapet with concealed drainage provides a clean, elegant appearance to the front and rear elevations.

Access arrangements.

The existing 3-bedroom house currently includes 1 on-site, car parking space. With the potential of a 4th bedroom, a second parking space will be provided. There is sufficient space for the inclusion of a third space, should this be required. (The site plan indicates the location of these spaces.)

Isometric of rear extension

Not to scale
Height of parapet is 2900 mm from dpc.



The Property

Materials - Proposed:

The front and rear extensions, and the existing utilities and garage area, will be constructed with a warm, flat roof with an EPDM finish. The front and rear elevations will also have a low parapet wall, the latter with a concealed gutter, hoppers and downpipes in white upvc. The new roof to the existing garage and utility areas will be finished with an eaves gutter, downpipes and fascia in white upvc.

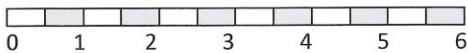
The new walls of the front and rear extensions will be constructed from reconstituted stone-faced concrete blocks to match the existing elevations.

The new doors and windows throughout the property will be in white upvc with double-glazed units, matching the existing products.

There will be a roof light, 1000 x 1000 mm, installed in the flat roof of the rear extension.

REVISIONS.

SCALE BAR (m) @ A3
1:100



Project: Refurbishment and re-purposing of garage and utilities, renovation of kitchen, and a single storey, rear extension to provide dining and lounge areas. Front extension to hall at 13 York Close, Chippenham. SN14 0QB.

Client: Anthony Pengelly

Title: Proposed plans, elevations and isometric drawing.

Scale: 1:100

Drawn by: David Scott

Date: 07.04.26

Drawing No. 48/2