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DESIGN AND ACCESS STATEMENT FOR PROPOSED DEMOLITION OF EXISTING PORCH AND REPLACE WITH A GARDEN ROOM AT 8 GASTON LANE, SHERSTON, WILTSHIRE, SN16 0LY

1. Property Description

Number 8 Gaston Lane is a three-storey property constructed in stone with a stone tiled roof and a second floor single stone gable dormer facing the street. The property is mid terrace with no rear garden but a long and very large front garden. The property has a small timber extension with a lean to roof on the front elevation which is currently used for a porch area.

2. Proposed Works

Our clients are seeking to create some additional space to enjoy the outlook from the proposed garden room area. The proposed scheme would involve the demolition of the current porch and extending out to create a garden room area and a downstairs W.C which the property currently doesn't have.

3. Amount and Scale

The additional floor area is some 7 square metres, this includes taking into account the existing porch floor area.

4. Layout

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

5. Materials and Appearance

It is proposed that the extension is finished in cedar cladding (to replicate existing cladding) with UPVC woodgrain French doors and UPVC balanced windows.

6. Observations

Most of the properties in this street scene have front extensions in one shape/form or another. Number 4 has obtained permission to add a front extension and number 12 and 14 has also recently had a front extension approved.