

Design and Access Statement

Executive Summary

The property is a 3 bedroom Victorian mid-terrace, occupied by the owners who wish to refurbish and extend the ground floor. The existing building has a number of major defects at ground floor which have been made good until now.

To aid in the growth of the family, and to provide more healthy living conditions, the proposed works seek to demolish an existing rear extension that appears to date back to the 1980s and replace it with a new, full-width, rear extension built to modern standard.

Some of the existing defects include:

- Existing kitchen dates back to the early 2000s and is currently non-functioning, with appliances shut off.
- The ground bearing slab is showing signs of fracture and damp rising through.
- Where a suspended timber joisted floor exists there is evidence this has dropped significantly.
- The external slab that forms the side alley and existing patio has ruptured along many lines, disrupting surface water drainage. This has resulted in moisture and debris building-up encouraging damp and moss growth.
- Existing external side wall of the living room / kitchen is showing significant bowing.
- Existing WC at the rear of the kitchen is unsanitary and undersized.



Side alley photograph

As the side alley is north facing and receives little to no sunlight, it is generally dark and of very limited functionality. The proposed works seek to enclose this space with a side return extension.

The new extension does not extend beyond the existing rear wall of the WC.

Design

The design is sensitively executed to work with neighbouring boundary conditions. It will be built to a high quality using a lightweight structure to minimise the amount of poured concrete foundations on site. The structure will be blockwork walls, a concrete floor and a timber roof

The extension is a square footprint, with two roof profiles.

On one side (at the boundary with 35) an existing brick wall and parapet is extended to the rear. This is the start of a flat roof that aligns with the existing outrigger first floor. At this point the roof slopes to meet the lower boundary height with No. 39.

The proposed materials are white render on boundary walls and white brick facing the garden to match the white painted brickwork of the existing building. Lintels, cills and coping are in fair faced concrete.

Proposed glazing will be to modern standards using white, aluminium profiles throughout.

Access

The existing ground floor suffers from numerous level changes, which do not adhere to building regulations, including;

1. 1.5 steps at the main entrance
2. 3 steps down to the living room
3. A single step up into the side alley
4. A single step up from living room into the kitchen
5. A single step down from kitchen into the patio

Furthermore, several doors do not comply with current regulations on widths.

The proposals seek to address this by introducing level thresholds where possible, e.g. between living room and kitchen and from there to the exterior. Doors will all be replaced with new sets that meet current widths where possible.

Planning History

There is no record on the planning portal of previous applications.

Consultation

The adjacent property owners on both sides have received the proposals, reviewed them and responded without any objection.