

DESIGN AND ACCESS STATEMENT

For proposed demolition of existing single storey extension to enable construction of a single storey extension and link to existing garage to the rear of Cassmead, Sandhurst Lane, Gloucester, GL2 9AB

1.0 The Site

1.1 The property is a semi-detached 3 bedroom dwelling located on Sandhurst Lane, Gloucester



1.2 The property lies outside the conservation area

2.0 Use

2.1 The property is a privately owned 3 bedroom semi-detached dwelling.

2.2 The plans proposed are to demolish the existing ground floor extension and conservatory to facilitate the construction of a new single storey extension, to the rear of the house. The extension will provide additional ground floor space. The extension will also provide a link to the existing outbuilding.

3.0 Area & Scale

3.1 The total amount of existing ground floor space is 58m², and 46m² of first floor space excluding the existing garage.

3.2 The proposed extension will constitute an additional 32m² to the ground floor to the GIFA

3.3 The extension will set in from the existing structure on the rear elevation and the ridge line.

3.4 These measures are aimed to ensure that the extension remains subservient to the existing building.

4.0 Landscaping

- 4.1 No trees or shrubs will be removed to facilitate construction.
- 4.2 A small area of existing patio will be used for the enlargement of the extension footprint, however the majority of the extension will be formed within the footprint of the existing building.
- 4.3 No alterations will be made to the existing entrance.

5.0 Appearance

- 5.1 The aesthetic nature of the materials for the proposed construction will match that of the existing structure, with red brick ground floor, and render coat on the upper floor, with UPVC windows to match existing and overlapping roof tiles to match existing.
- 5.2 As the property is located within a relatively built up area it is not thought that the proposal would have any detrimental effect on the character.
- 5.3 The extension walls are set in from the original house making the overall impression of the extension subservient to the original house. The window arrangement follows the same spacing as the original house.
- 5.4 A flat roof has been proposed to the extension as the existing pitched roof is joined to the neighbouring property.

The housing extension design guide states that : *'a flat roof will not normally be permitted on two-storey extensions where they are visible from the street'* The extension is not visible from the street. The design guide also states that *'flat roofs are acceptable to rear extensions'*



There are a number of extensions within the vicinity of the site where there is a flat roof extension to the rear of the property.

6.0 Right to Light

A right to light study was undertaken for a two storey extension. From the study it was concluded that a single storey extension was the best route.

7.0 Overlooking

No windows overlook neighbouring gardens

8.0 Overshadowing

There is no adverse overshadowing from the extension onto the neighbours property as the nearest adjacent property (Strafford) is South of the proposed extension. The extension will therefore cast no shadow over the neighbouring property.



9.0 Access

9.1 No alterations are proposed for access to the property

9.2 The property is located within easy walking distance of the local bus stop and amenities.

10.0 Sustainability

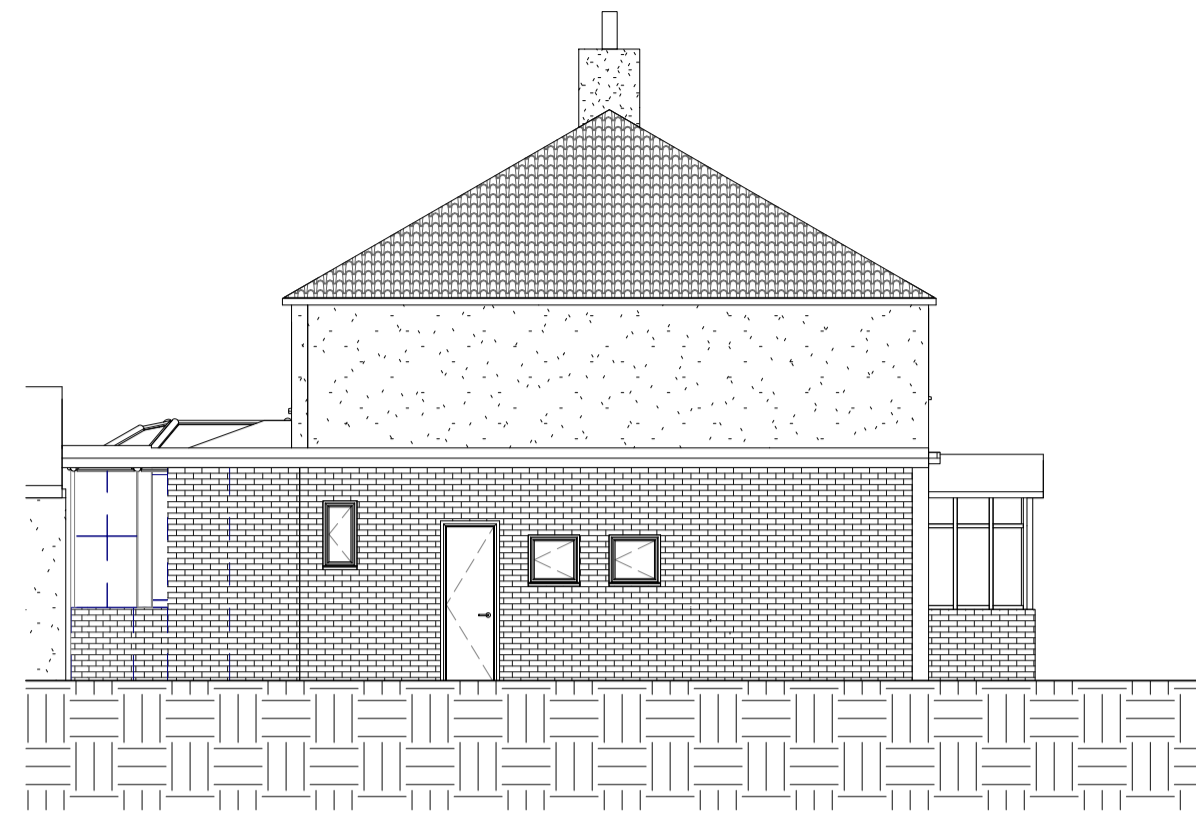
10.1 New windows will be 'A' rated energy efficient with a U-Value of 1.44

10.2 The new extension will be constructed with good levels of insulation and with air permeability in mind to ensure a 'fabric first' approach to improving energy efficiency.

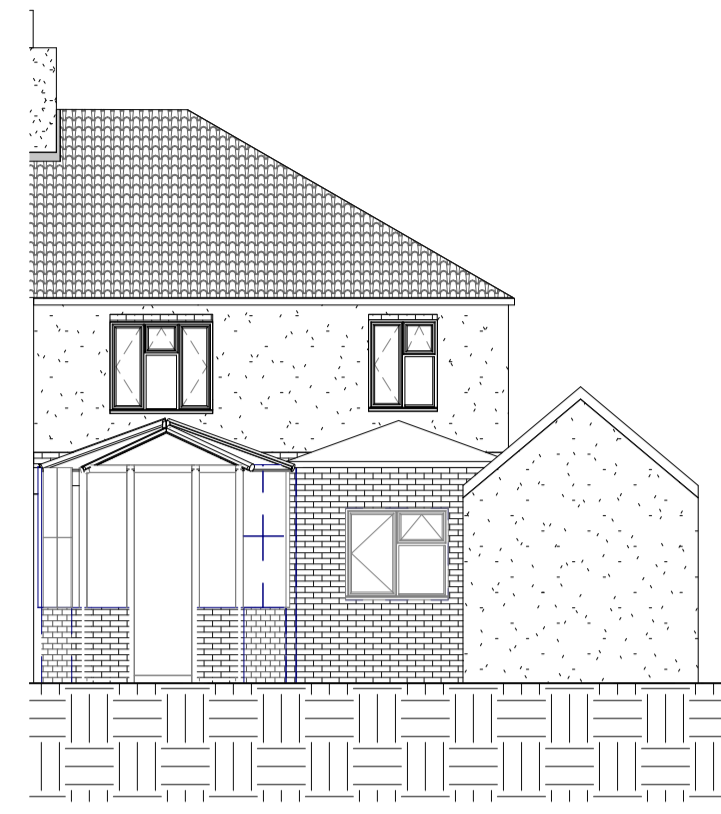
10.3 The measures outlined above will improve the overall energy performance of the dwelling.



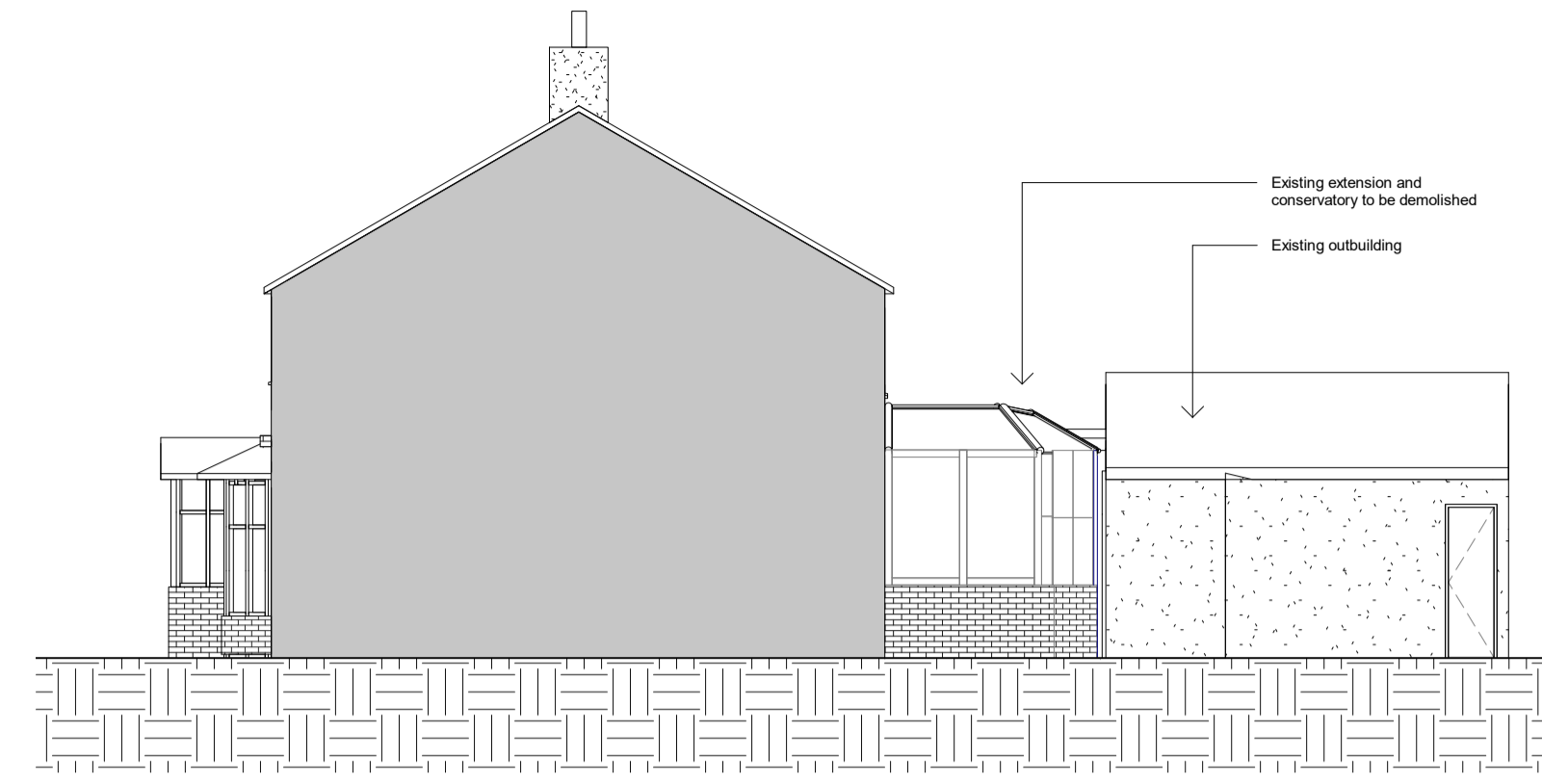
Existing East Elevation
1 : 100



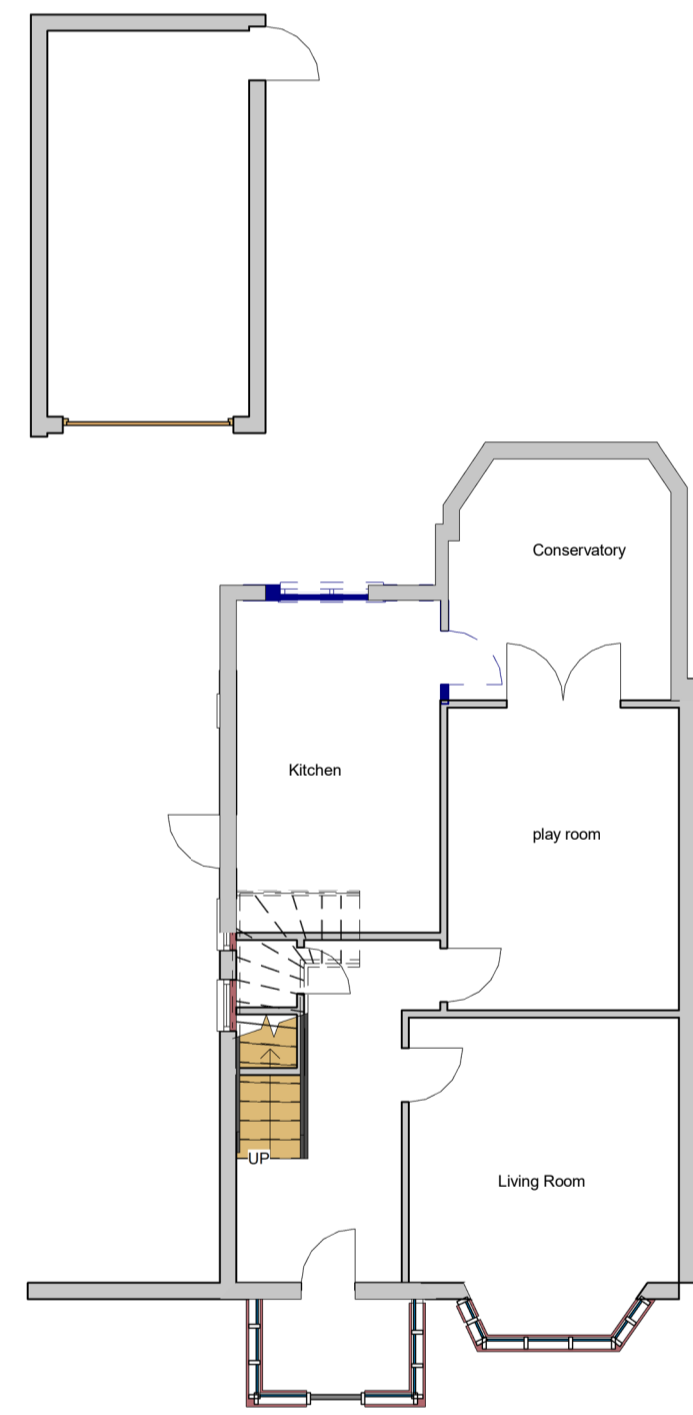
Existing North Elevation
1 : 100



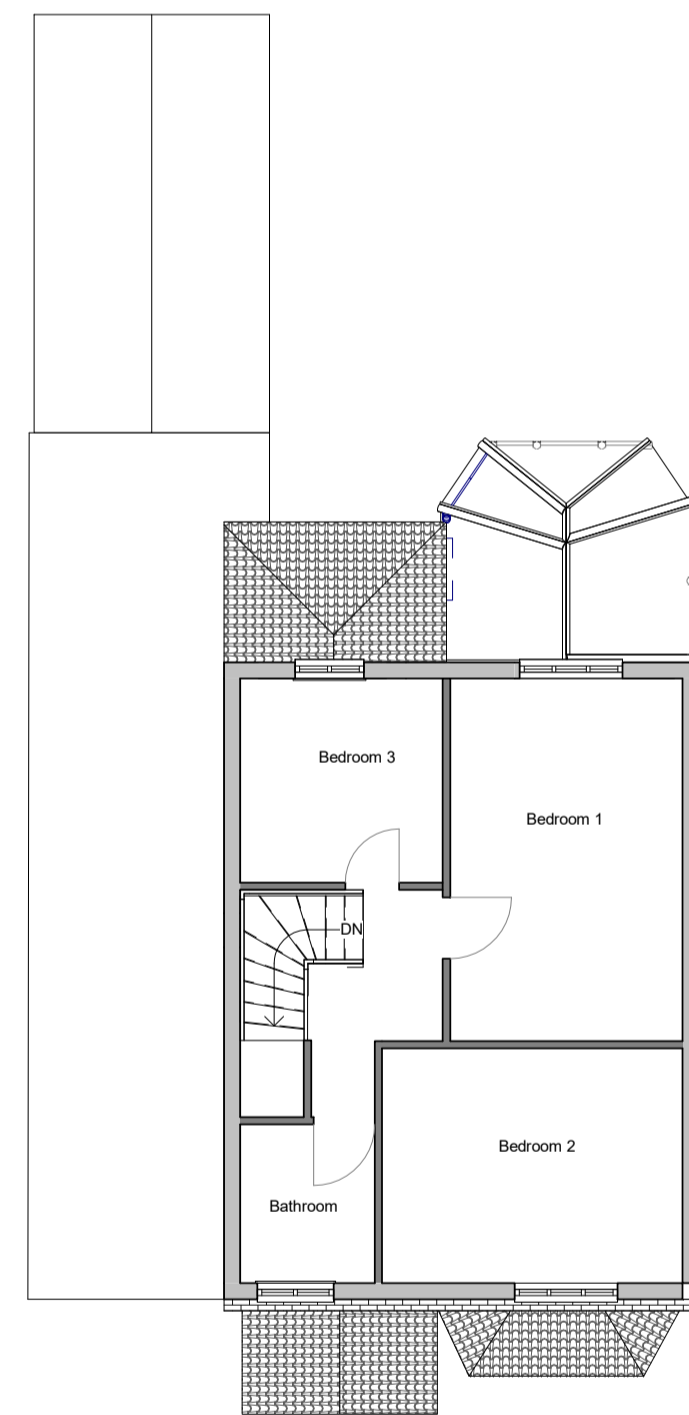
Existing West Elevation
1 : 100



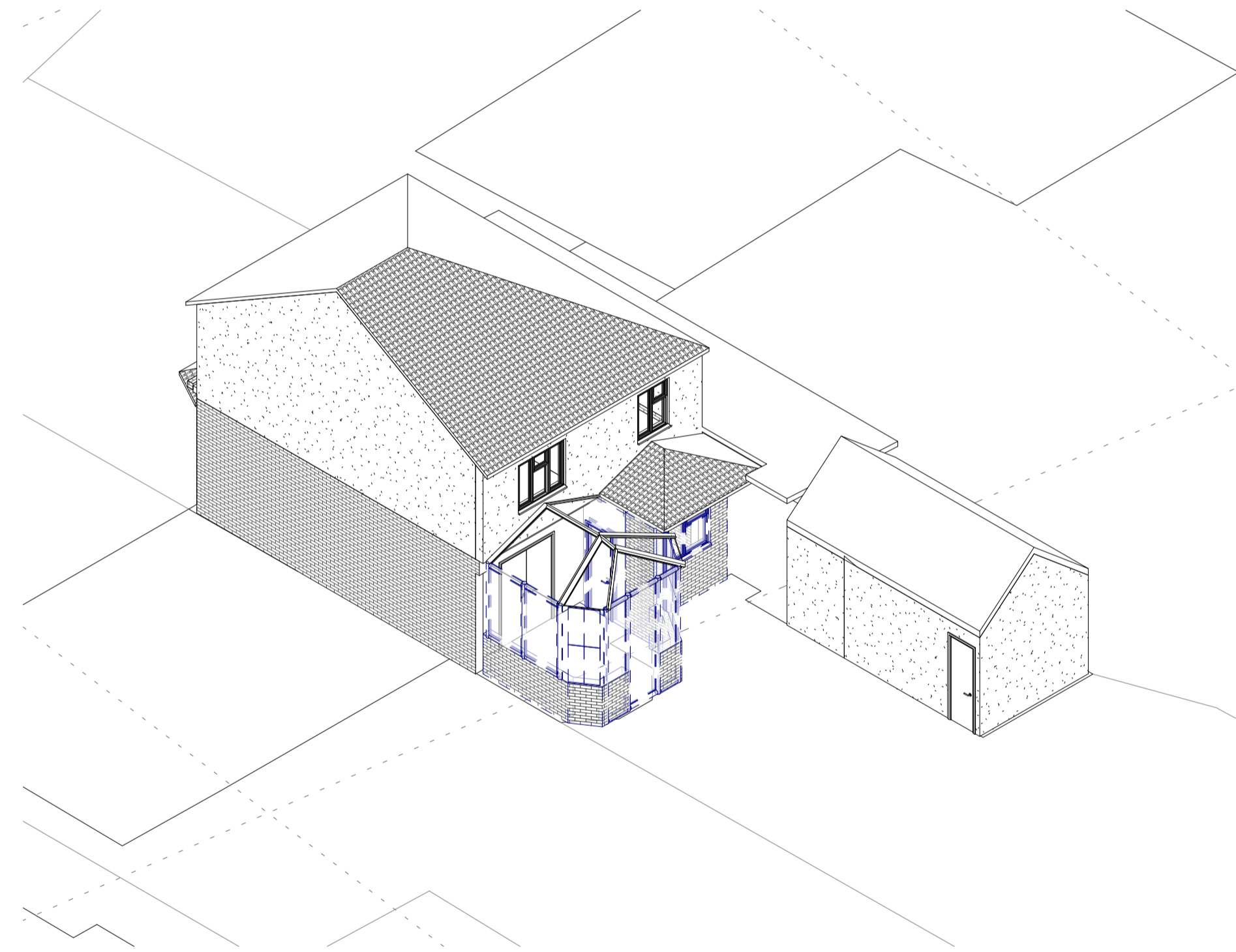
Existing South Elevation
1 : 100



Existing Ground Floor Plan
1 : 100

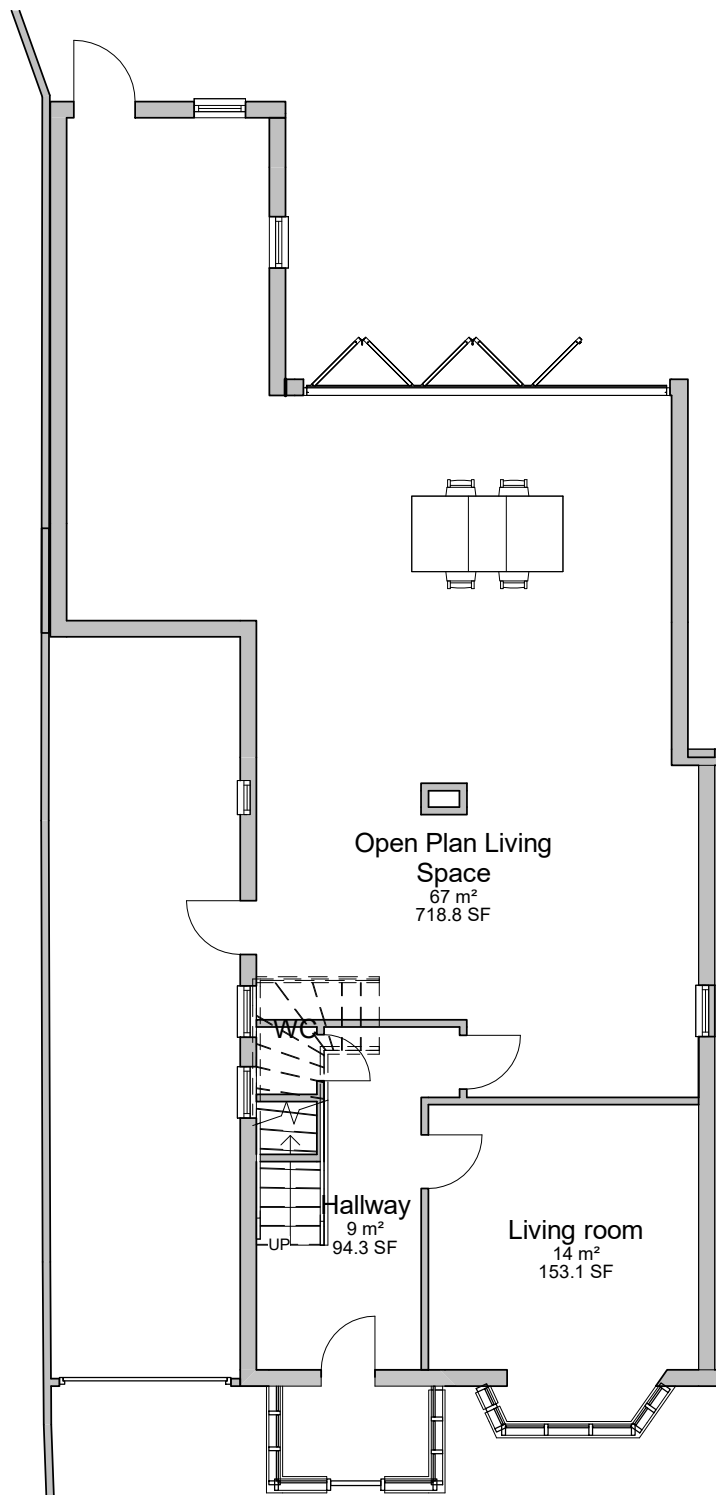


Existing First Floor Plan
1 : 100



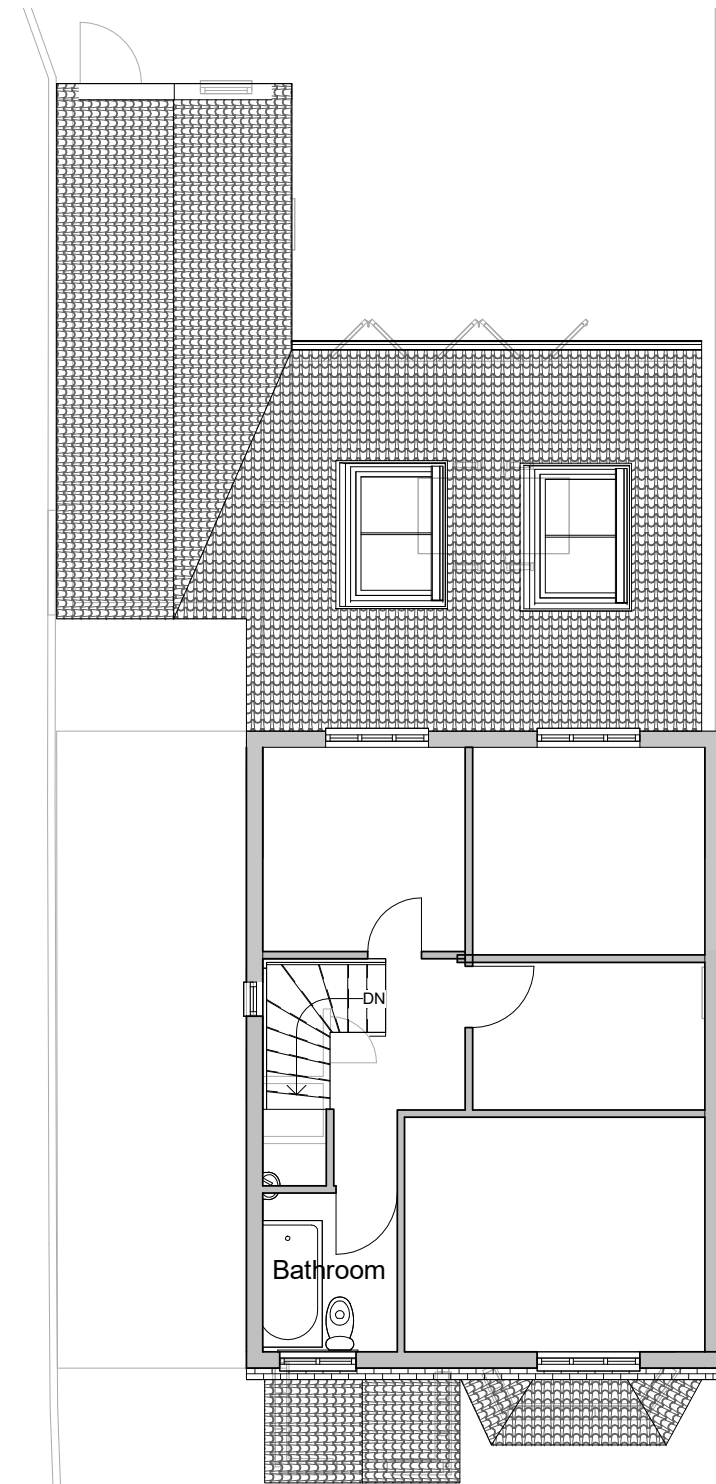
Existing 3D

PROJECT		
Cassmead, Sandhurst Lane, Kingsholm, & Wotton, Gloucester, GL2 9AB		
TITLE		
Existing Drawing		
CLIENT		
Mr & Mrs Joyce		
DRAWN BY APG	CHECKED BY Checker	DATE 10/11/2022
SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number	
DRAWING NUMBER A12	REV	



Proposed Ground Floor Plan

1 : 100



Proposed First Floor Plan

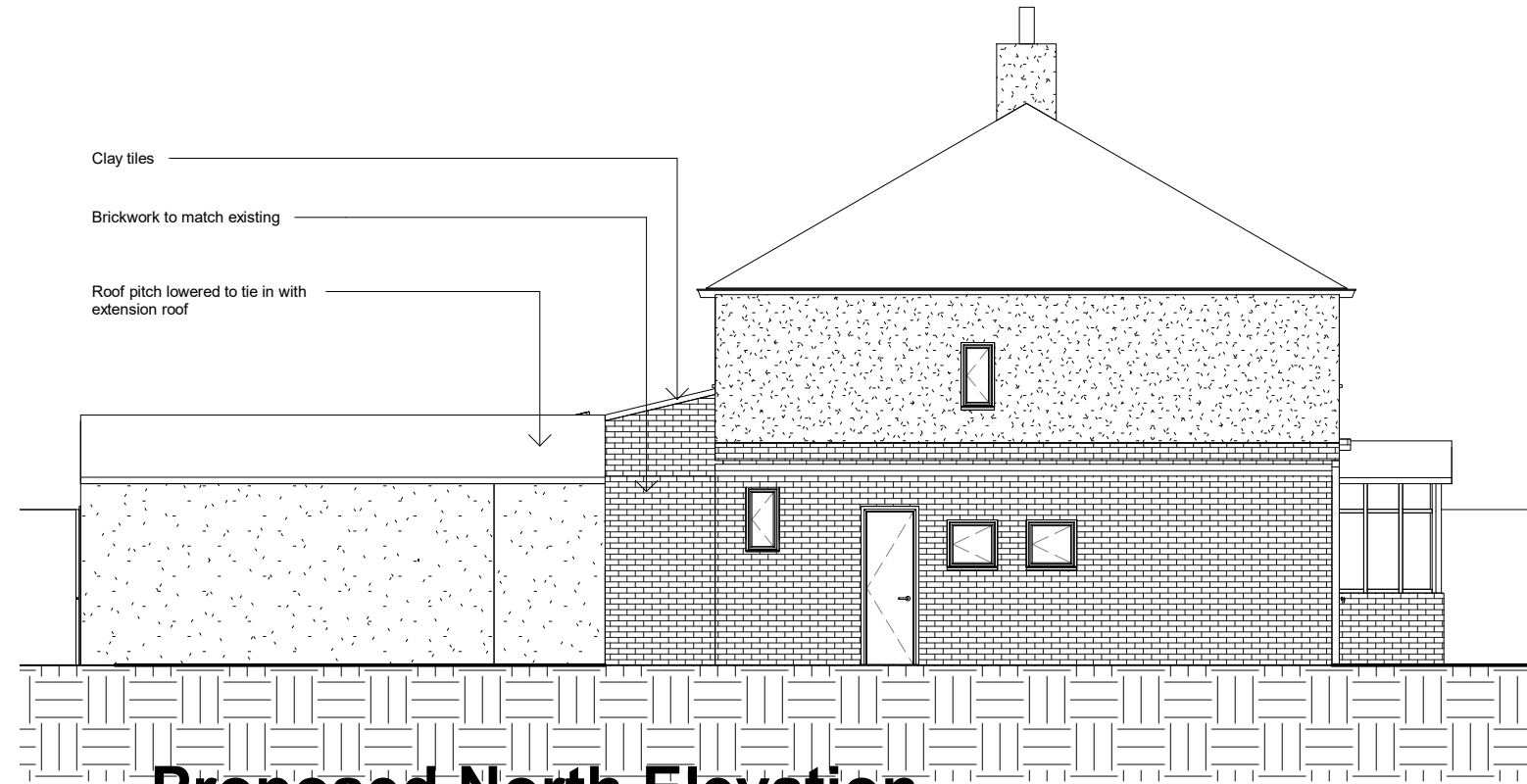
1 : 100

PROJECT Cassmead, Sandhurst Lane, Kingsholm, & Wotton, Gloucester, GL2 9AB	CLIENT Mr & Mrs Joyce		
	Date 29.09.2022	Project number Project Number	Scale (@ A3) 1 : 100
SHEET Proposed Floor plans	Drawn by APG	DRAWING NUMBER	
	Checked by Checker	A13	REV



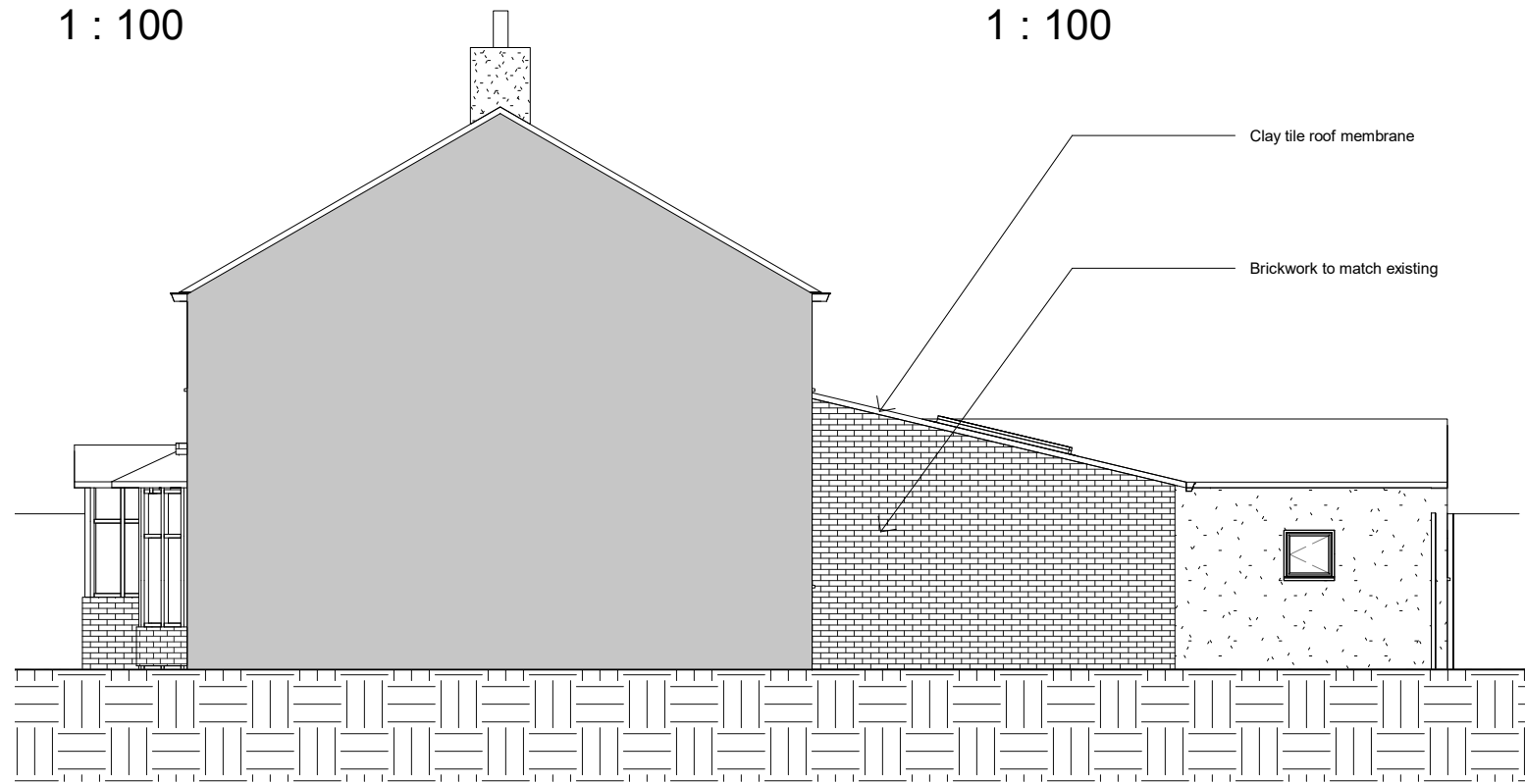
Proposed East Elevation

1 : 100



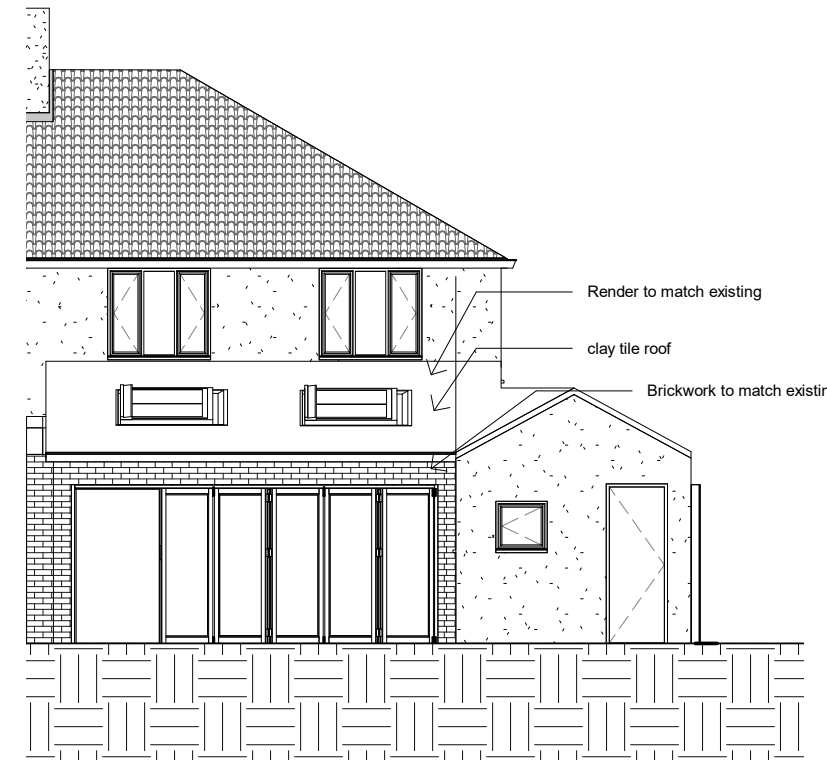
Proposed North Elevation

1 : 100



Proposed South Elevation

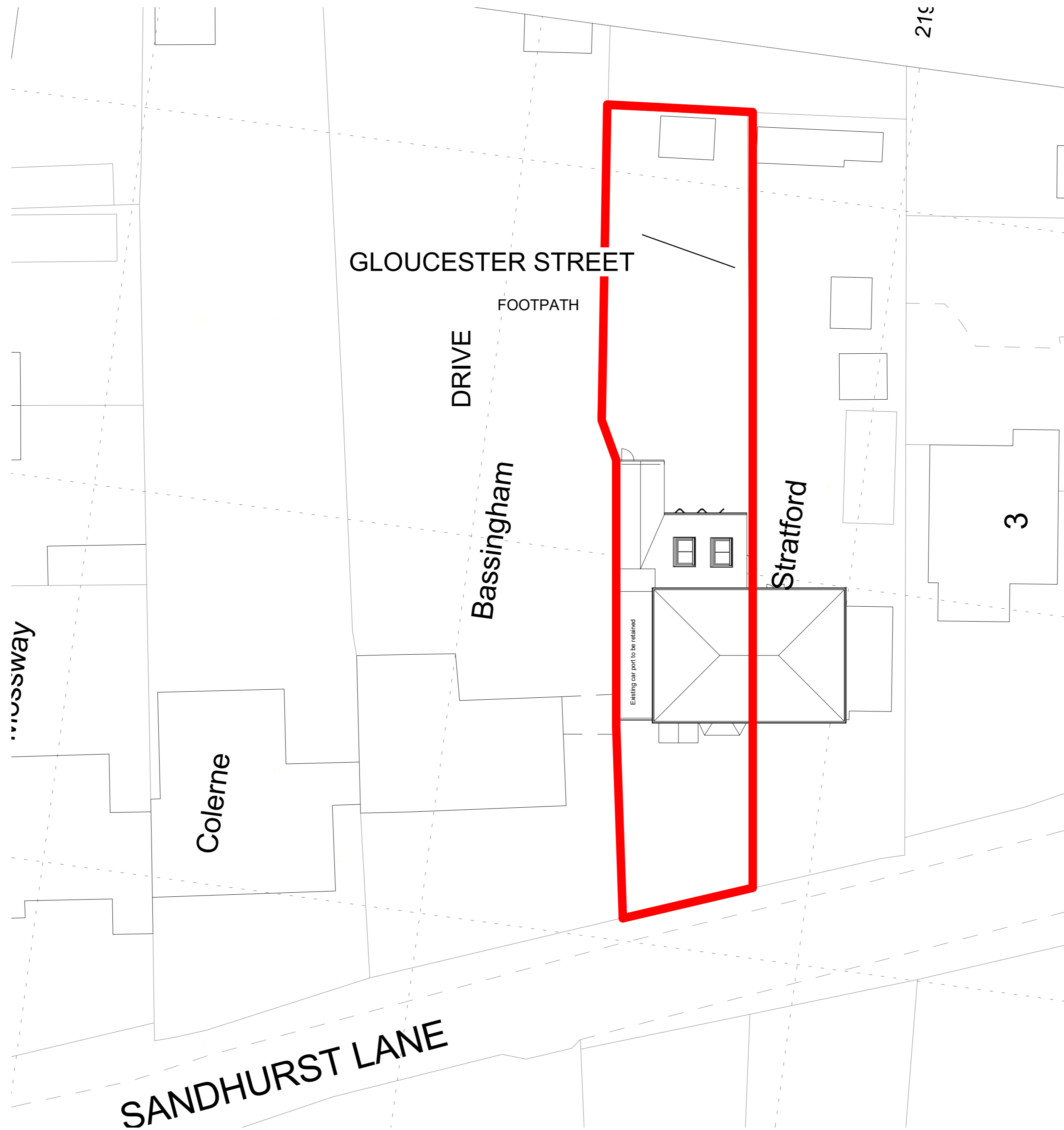
1 : 100



Proposed West Elevation

1 : 100

PROJECT Cassmead, Sandhurst Lane, Kingsholm, & Wotton, Gloucester, GL2 9AB	CLIENT Mr & Mrs Joyce		
	Date 29.09.2022	Project number Project Number	Scale (@ A3) 1 : 100
SHEET Proposed Elevations	Drawn by Author	DRAWING NUMBER	
	Checked by Checker	A17	REV



Proposed Site Plan
1 : 200

PROJECT		
Cassmead, Sandhurst Lane, Kingsholm, & Wotton, Gloucester, GL2 9AB		
TITLE		
Proposed Site Plan		
CLIENT		
Mr & Mrs Joyce		
DRAWN BY	CHECKED BY	DATE
APG	Checker	29.09.2022
SCALE (@A2)	PROJECT	
1 : 200	Project Number	
DRAWING NUMBER	REV	
A104		