

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for a rear side extension and minor internal alterations to a Victorian semi-detached dwelling at 76 Moat Road.

Existing Use: C3 Residential

Proposed Use: C3 Residential

DESIGNATIONS:

The site does not fall within any Conservation Areas.

The site has no listed buildings nor is adjacent to any listed buildings.

EXISTING:

The existing house comprises Ground floor Reception, Dining and Kitchen, three first floor Bedrooms plus Study & Shower Room, and a converted loft with Bedroom and Bathroom.

PLANNING HISTORY:

There is no recent relevant planning history at this site.

An historic planning application for vehicular access was granted in 1996.



Street View of 76 Moat Road (left hand side of the semi-detached pair). The left hand neighbouring building is a school.



Side view of the house from the neighbouring school driveway.



Rear view of No.76 (RHS of image) looking South with semis Nos. 80 & 82 visible beyond.



Rear view of No.76 (LHS image) looking West with the school visible on the right of the image.

PROPOSAL:

This proposal seeks permission for a single storey extension to the side of the current Kitchen at the rear of the house. This also involves the demolition of the existing shed outbuilding and lean-to polycarbonate shelter at the rear. Extending the Kitchen and opening it up to the Dining Room will increase light and space in the back of the house, and capture views to the rear over the attractive garden.

The scale of the extension is subservient to the scale of the host dwelling, and in particular the scale of the large school adjacent.

The new extension has been designed to sit comfortably with its Victorian host building, with matching materials and a flat roof that does not compete with the splayed bay window adjacent.

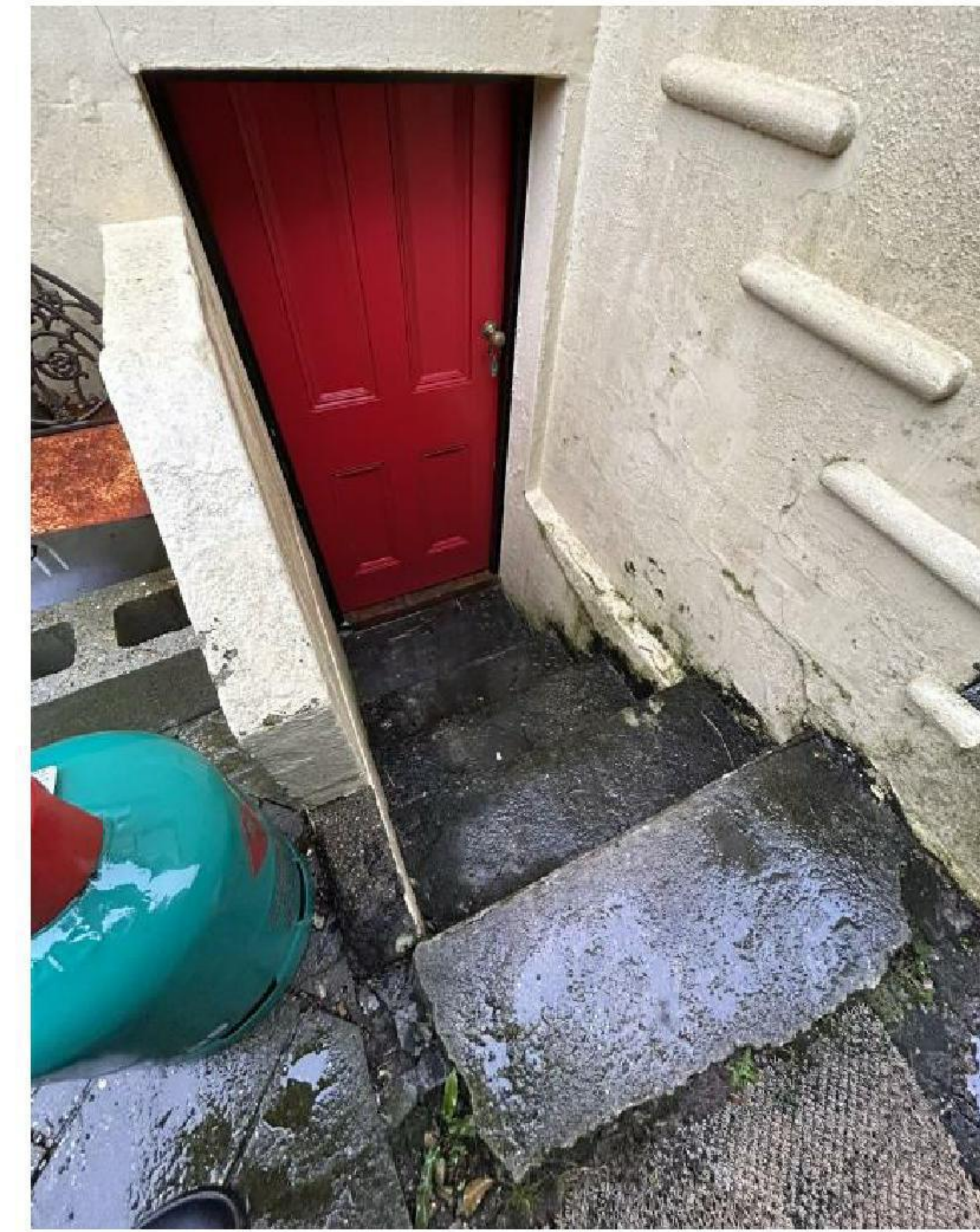
Due to the awkward basement access, it is proposed to incorporate access from within the Kitchen, via a stairway hatch. This will enable continued use of the basement as a Utility space. Removing the external stairs to the kitchen and basement will open up the side access space to the rear garden and make it safer to navigate.

In order to reach the garden, rear access steps are proposed. These are to comprise a flight of timber stairs with a small decked landing space at the top where the Dining doors can open onto, with just sufficient space for a few pot plants outside the doors. The patio below is to be refurbished.

This scheme also includes a new Shower Room at First Floor and removal of the chimneybreast within the loft. The existing chimney at roof level is to be retained with no external effect on the house.



Side view of the rear Kitchen with external steps.



View of the existing basement access adjacent to the side Kitchen steps



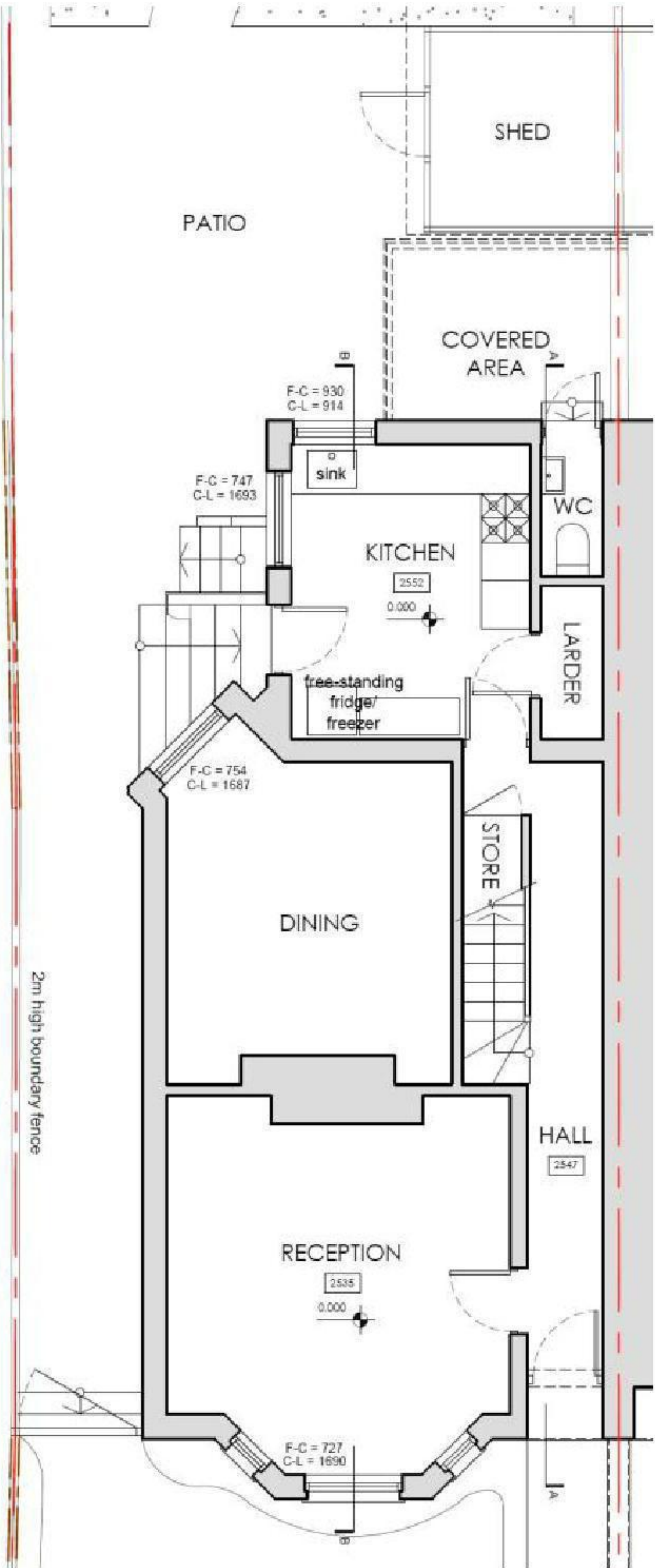
Rear view of the shed and

CONCLUSION:

The proposed changes do not affect the streetscape of Moat Road, nor affect the front elevation.

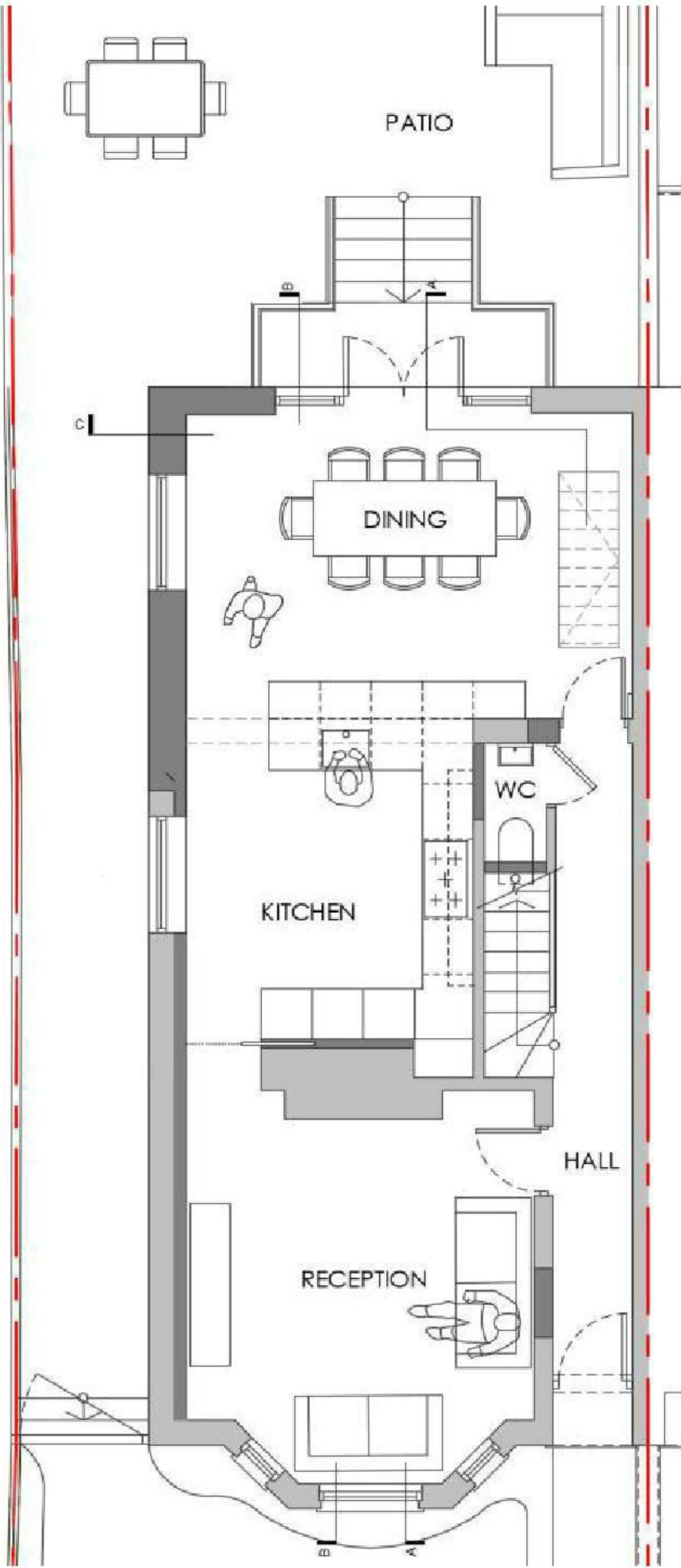
The rear/side elevation is at ground floor only and squares off the back of the house. Upper floors are unaffected externally.

The proposed extension is in keeping with the Victorian aesthetic of the host dwelling and serves to form a new connection between the house and garden beyond.



Existing Ground Floor Plan

Cramped rear rooms with limited light and outlook and disconnection between the living areas.



Proposed Ground Floor Plan

Good circulation flow between spaces and bright outlook towards the rear. Improved connection to the front living room.



Existing Side Elevation

Side access with steps up to the Kitchen and down to the Basement. Rear outbuilding and lean to shelter.



Existing Rear Elevation

Outbuildings to rear. Limited views and light to Kitchen. Garden access WC door to rear obstructs the connection with the garden from the raised Ground Floor Kitchen.



Proposed Side Elevation

Discreet single storey extension to square off the plan at ground floor level. New stair connection to garden.



Proposed Rear Elevation

Discreet single storey extension to square off the plan at ground floor level. New large glazed doors and new stair connection to garden.