Planning Application



01 Design and Access Statement

The proposal consits of the removal of the existing garage, and erection of a double storey side extension to the East elevation of the house, that “mirrors” again the extended part of the house in size, shape and aesthetic - including material finish.

The reason for the work is twofold. The extension will provide space for the grandmother of the young family to come to live, permanantly at the house. The additional space will allow for a bedroom, bathroom and living room for the grandmother that is joined to the main house but has a degree of separation through the design and layout. Also, the existing garage is of poor built quality, and is coming to the end of its lifetime. The concrete panel construction is cracked and twisting inside, and the roof is built from asbestos panels which are damaged, allowing water in to the garage - and are potentially hazardous to the health health of the family living there.

The proposed extension is modest in size and will match the existing house in terms of scale and material finish - including matching render style and color, matched clay roof tiles and leaded wooden windows, maintaining the original character of the house. The scheme also looks to re-instate the orginal side access to the rear by reducing the building line in from the boundary.



Existing house showing front (North) elevation, with garage to the left (East elevation)



Artists image of proposed scheme showing garage removed and side extension added to East elevation

02 Existing Drawings

revision

notes

All works must conform to NBS Specifications, manufactureres reccomendations, Bristish Standards, Codes of Practice, Local Authority regulations and to the satisfaction of the owners and Architectural designer. Please note that if drawings conflict with any of these documents/bodies, contractor is to advise the designer

0 2 4 6 8 M

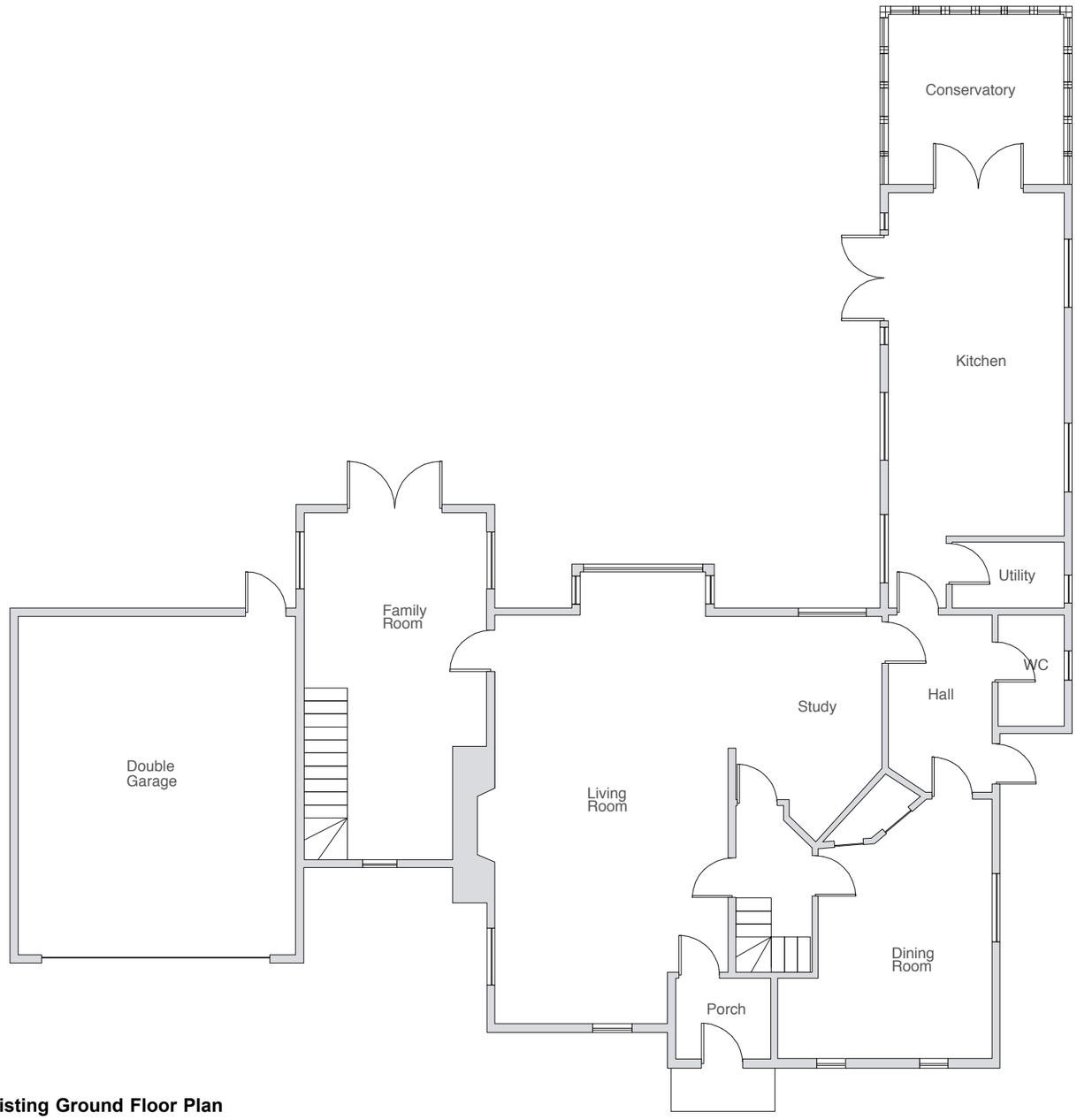
project **113 Wilbury Road, Letchworth, Herts, SG6 4JQ**

drawing title **existing floor plans**

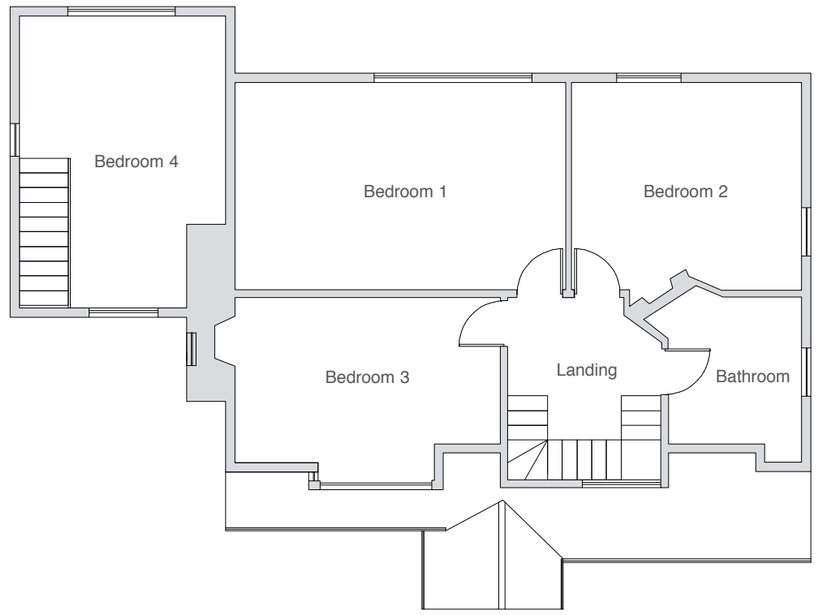
drawing number **0089.00.01**

scale 1:100 @ A3 date: Jan 2018 drawn by: rb

status for information ■ for tender ☐ for construction ☐ revision ☐



Existing Ground Floor Plan



Existing First Floor Plan

revision	notes
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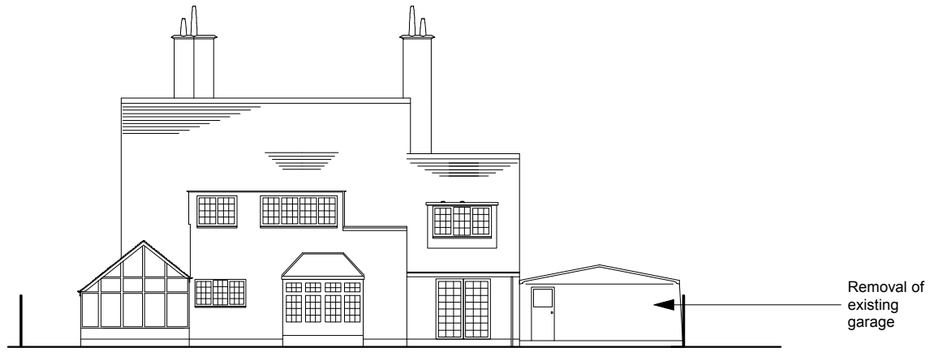
project	**113 Wilbury Road, Letchworth, Herts, SG6 4JQ**			**drawing number**
drawing title	**existing drawings**			**0089.00.02**
scale	1:200 @ A3	date: Jan 2018	drawn by: rb	
status	for information ■	for tender ☐	for construction ☐	revision ☐

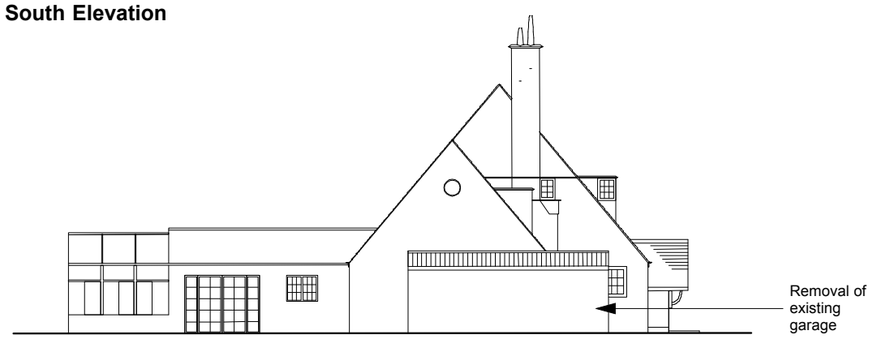
115 Wilbury Road | 113 Wilbury Road | 111 Wilbury Road



Existing North Elevation

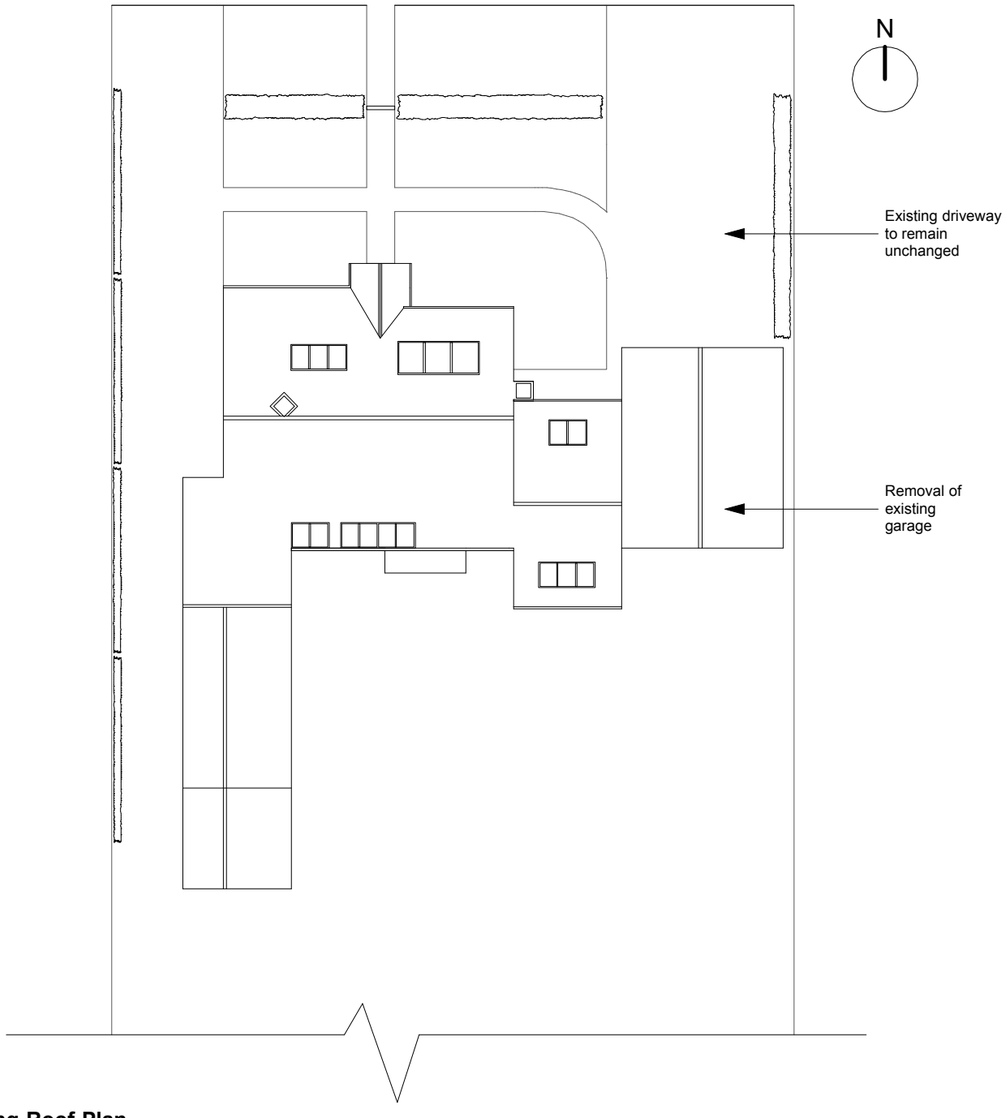


Existing South Elevation



Existing East Elevation

111 Wilbury Road | 113 Wilbury Road | 115 Wilbury Road



Existing Roof Plan

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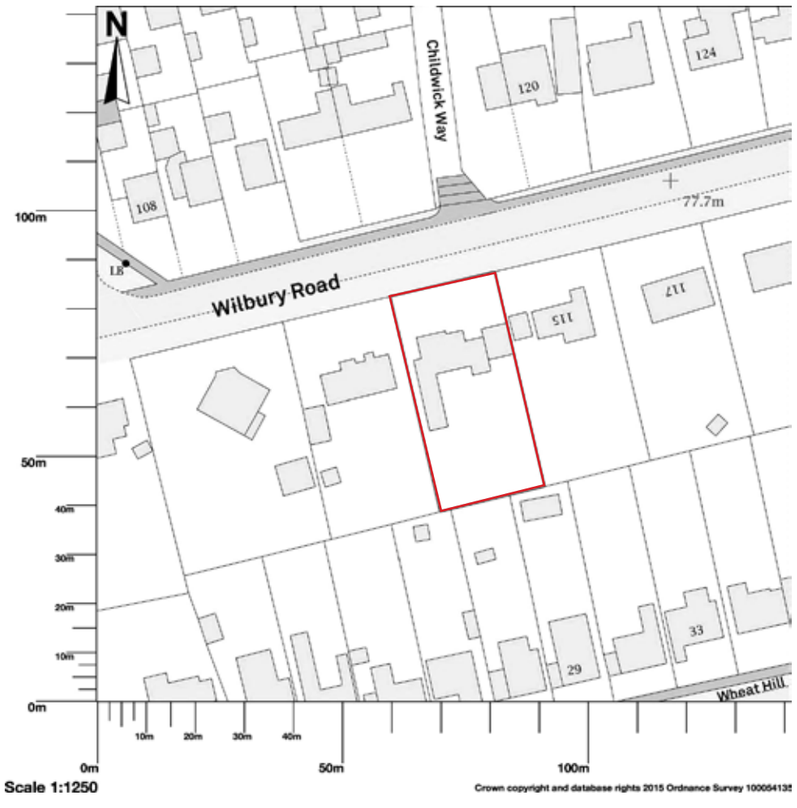
project	**113 Wilbury Road, Letchworth, Herts, SG6 4JQ**					**drawing number**
drawing title	**Location and Block Plans**					**0089.00.03**
scale	see drawing	date: Jan 2018		drawn by: rb		
status	for information ■	for tender ☐		for construction ☐		revision ☐



Location Plan 1:1250

03 Proposed Drawings

revision

notes

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0 2 4 6 8 M

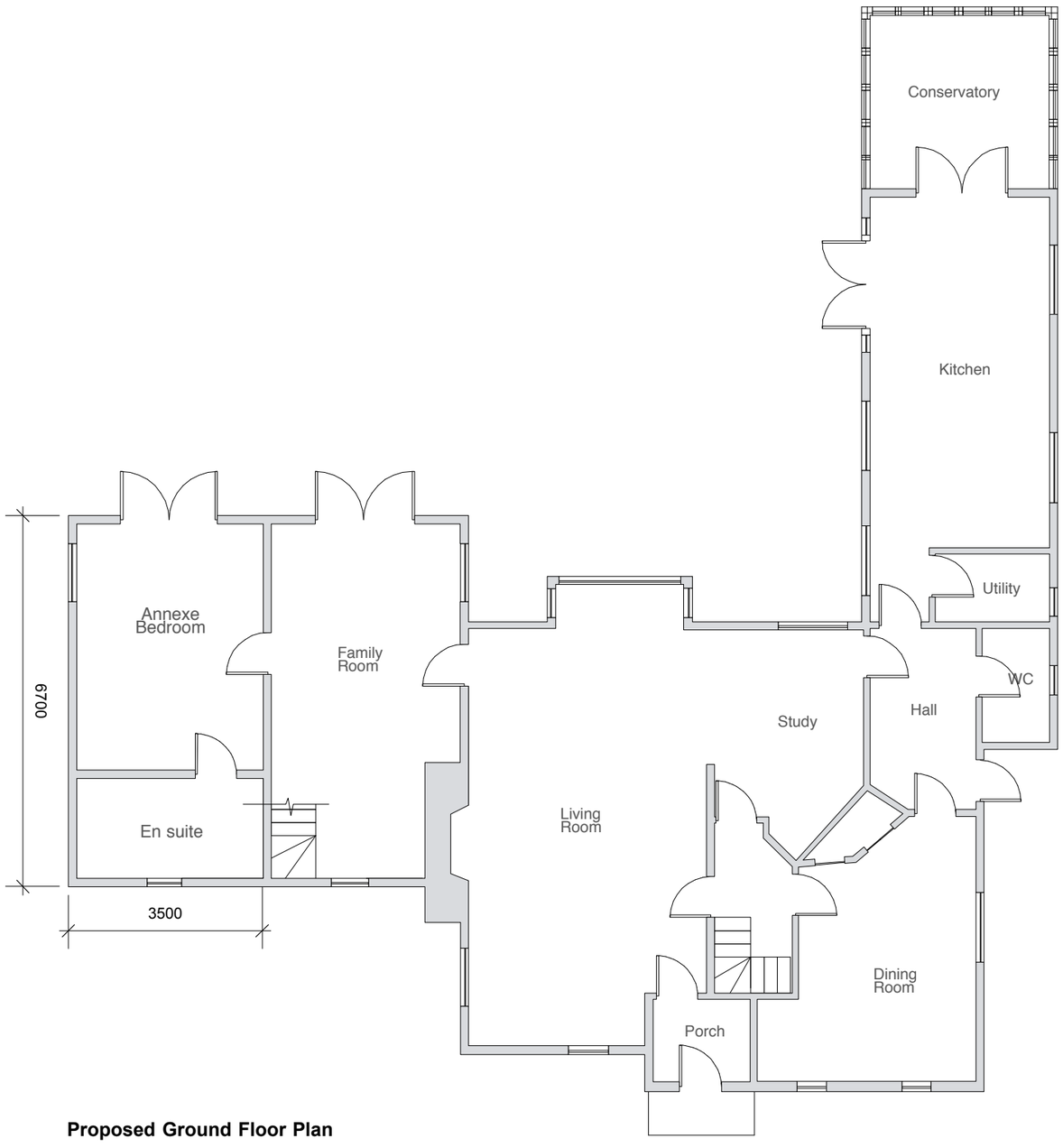
project **113 Wilbury Road, Letchworth, Herts, SG6 4JQ**

drawing title **proposed floor plans**

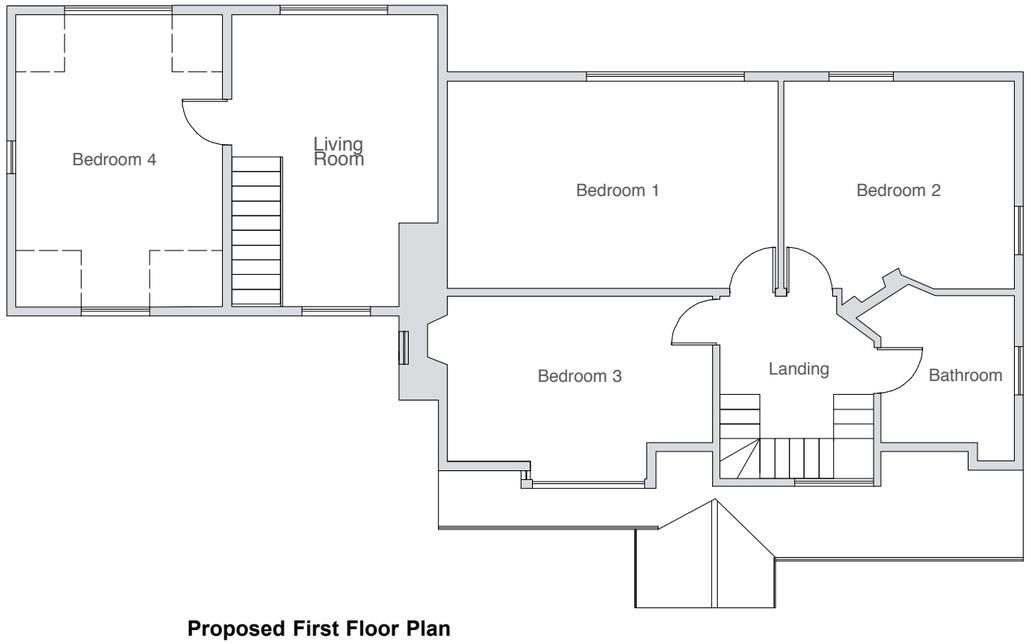
drawing number **0089.01.01**

scale 1:100 @ A3 date: Jan 2018 drawn by: rb

status for information ■ for tender ☐ for construction ☐ revision ☐



Proposed Ground Floor Plan



Proposed First Floor Plan

revision

notes

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0 2 4 6 8 M

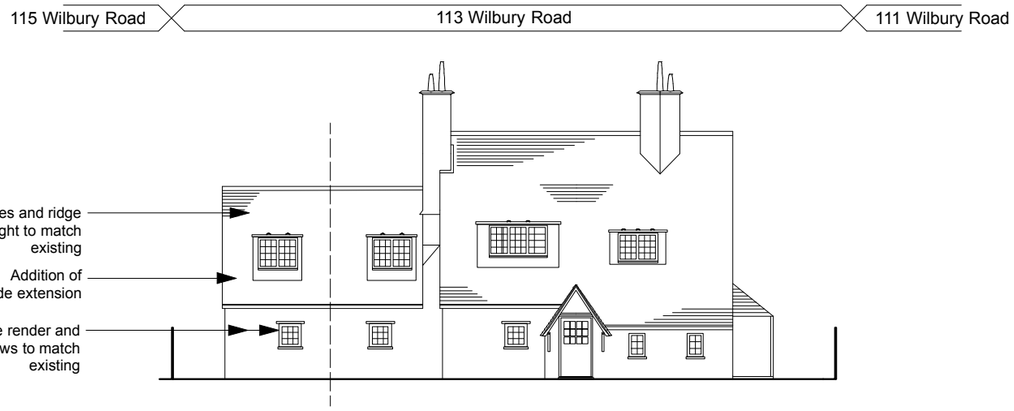
project **113 Wilbury Road, Letchworth, Herts, SG6 4JQ**

drawing title **proposed drawings**

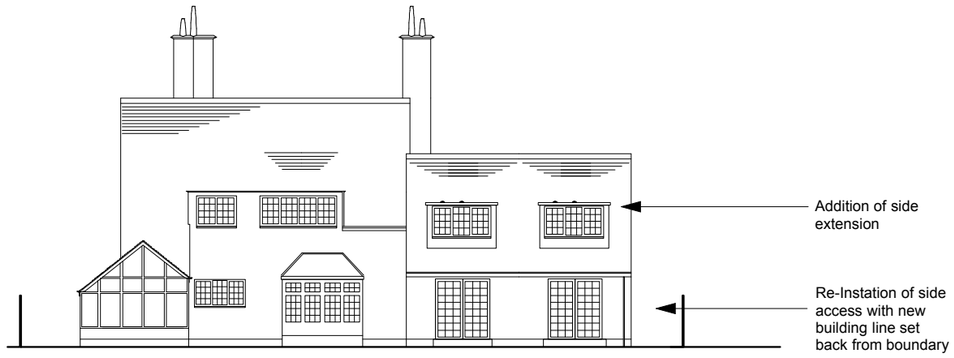
drawing number **0089.01.02**

scale 1:200 @ A3 date: Jan 2018 drawn by: rb

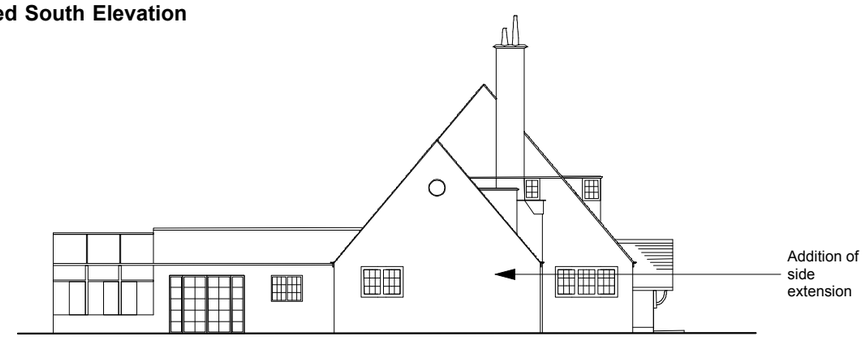
status for information ■ for tender ☐ for construction ☐ revision ☐



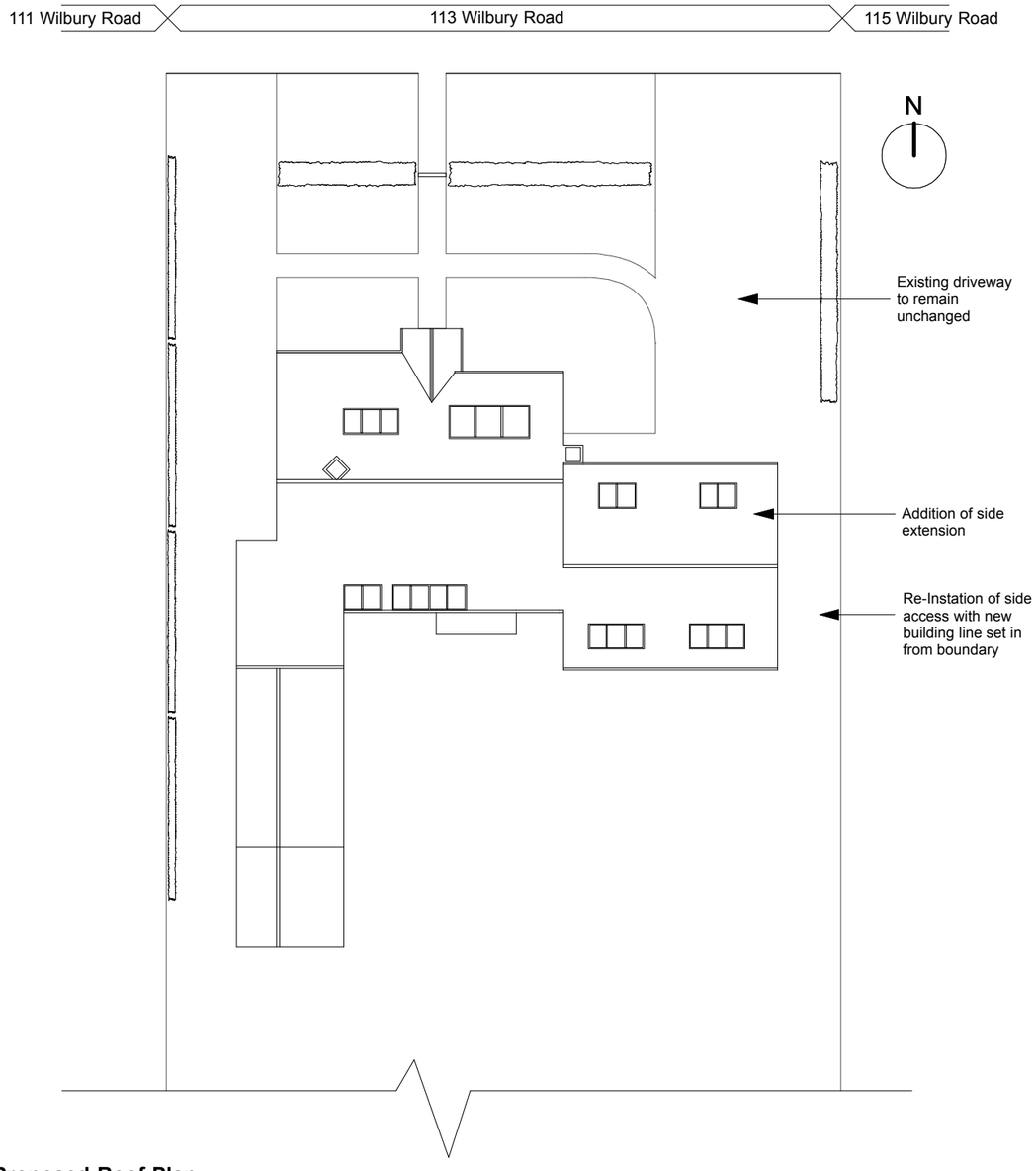
Proposed North Elevation



Proposed South Elevation



Proposed East Elevation



Proposed Roof Plan

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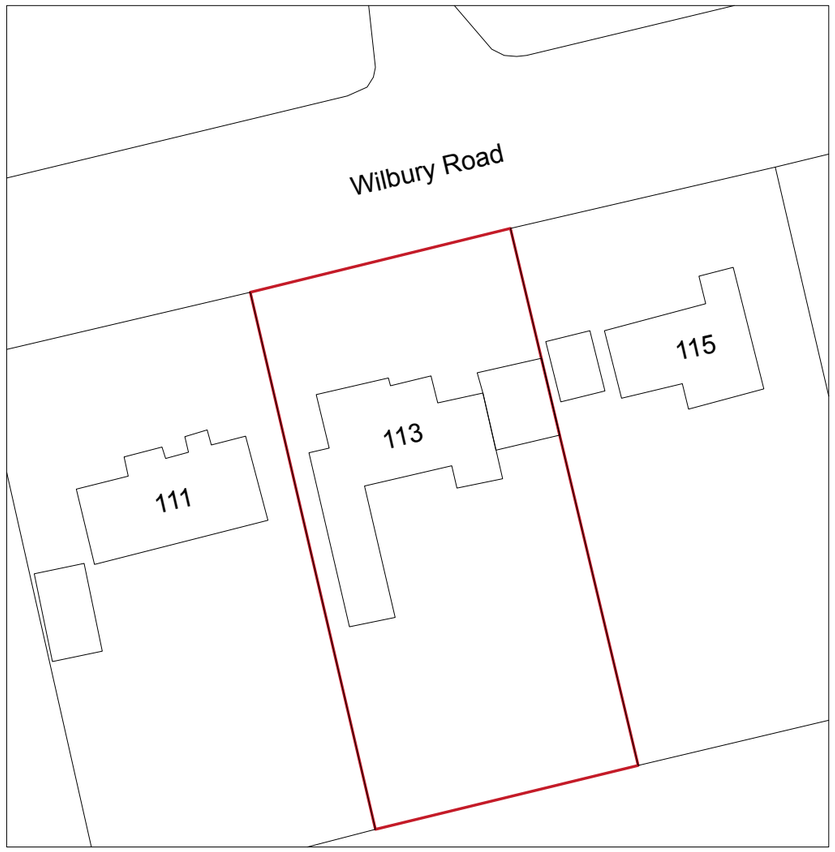
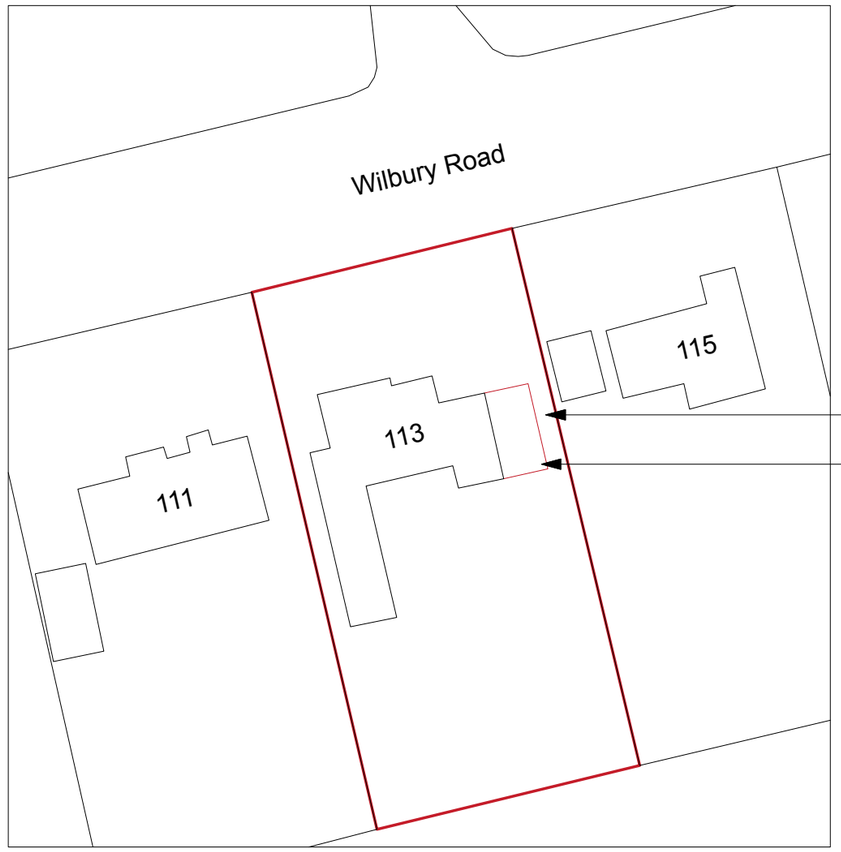
project	**113 Wilbury Road, Letchworth, Herts, SG6 4JQ**					**drawing number**
drawing title	**existing and proposed block plans**					**0089.01.03**
scale	1:500 @ A3	date: Jan 2018		drawn by: rb		
status	for information ■	for tender ☐		for construction ☐		revision ☐



Existing Block Plan 1:500



Proposed Block Plan 1:500