

FIRST FLOOR FRONT & SIDE EXTENSION AND DOUBLE HEIGHT REAR EXTENSION TO 13 ASHWELL ROAD, BYGRAVE

The existing house is currently much smaller than many of it's neighbours with the ground floor being 110sqm and the first floor only 65sqm. It is a rather lop sided 3-bedroom house in need of modernisation.

The Existing



The house has not had any improvements carried out for many years. The applicants have held off from decorating until the house is extended to avoid re doing expensive work.





The current Bedroom 2 is of very poor construction built in the 1970's it is a drafty single skin dormer with poorly insulated walls resulting in a cold uninviting space. Similarly, the dated flat roof extensions to the rear are thermally very poor and could not support rooms above. The plan is to demolish these areas and start again using modern construction methods.



The integral Garage is currently used as general storage and not used for car parking. This storage is to remain and will be relocated to the left of the entrance so that a

separate snug / TV room can go in this current garage space. Car parking on the drive is to be kept as existing where there is room for several cars.

The Proposal

We consider the proposed plans to be appropriate in the Green Belt and the scale of the proposed house will not be out of keeping with many other houses on Ashwell Road and Weeden Way.

The most noticeable improvements will be to the rear elevation, The first floor extension to the rear is 3m less than the ground floor keeping it well within the 45 degree line of the neighbours first floor windows.

The front & side improvements will give the principal elevation a more balanced appearance. The additional first floor space will enable a more even distribution of ground and first floor accommodation which is currently very bottom heavy.

All ground floor windows on the side elevations will be screened by 6 foot fencing. A good deal of the works to the front and side will be screened from the road by existing mature planting.

The rear view from the new upper spaces will be of the long private garden and fields beyond. The dwelling is on a large plot and these additions will take up a very small percentage of it. Additional first floor side windows have been kept to a minimum. There will be one small obscured openable window on the North elevation set within a small dormer so the en-suite can have a useable head height for the WC.

No. 14 to the North has no windows facing the proposed extension hence minimal overlooking.

Materials

The external materials shall be of similar appearance to those of the existing building and the windows and doors will be upgraded to high performance aluminium units.

The recently installed Air source heat pump and solar panels will be retained and re-distributed to heat what will be a more environmentally friendly & energy efficient house.

Parking

Parking will stay the same as the existing. The current garage is used as storage, there is ample off street parking on the drive.

Access - No change.