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Design & Access Statement

Project: Proposed Extensions to Existing Dwelling 77 Back Street, Ashwell, Herts

- Overview

The property is currently a two storey three-bedroom, end of terrace cottage with a slate roof and brick walls. There have been previous extensions to the side and rear of the property. The property is not listed but is sited in the Ashwell Conservation Area.

- Outline Design Proposal

The project comprises a small rear ground floor extension to provide more space in the kitchen and a first-floor extension to the existing bathroom to increase its size and useability. The proposals also include the relocation of two existing roof lights due to the proposed extensions and internal alterations, and the addition of a rooflight to the pitched ground floor roof at the rear of the property.

The appearance of the ground floor extension will blend well with the existing dwelling with the use of reclaimed brick for the external walls to match the existing. The first-floor extension will be built from timber frame for structural reasons and also due to the applicant's desire to reduce the embodied carbon associated with the construction. This aim is further supported by the use of reclaimed brick for the side wall facing the garden. The other two walls to the new first floor extension will need to be lightweight for structural reasons and therefore will be clad in through coloured render on a board substrate. The render colour will be Silver Pearl (Weberpral product). The first-floor extension will have a natural slate roof to match the existing.

The bathroom window frame will be white painted timber. The new kitchen external door will have a white PPC aluminium frame.

The scale of the extensions compliment the existing house and adjoining houses and have no detrimental impact.

- Summary

The design of the proposed alterations enhances the use of the internal spaces whilst making minimal impact on the external environment thus not compromising the scale and character of the existing building or street scene.