

30 TURPIN'S RIDE, ROYSTON, SG8 9EF

PROPOSED RESIDENTIAL GROUND FLOOR SIDE EXTENSION

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

The existing property is an end of terrace two storey, two bedroomed house, with a brick façade and concrete tiled roof, on a modern housing estate.

There is an area to the north side of the house, which currently has two timber sheds, and the owners would like to construct a single storey garage here for car parking and storage.

There will also be a new study created at the rear of the garage.

2.0 VEHICULAR ACCESS

The house is about a quarter of a mile from Royston High Street

Existing : There is existing space for 3no cars.

Proposed : The car parking spaces will remain unaltered and there will be an additional space created in the proposed garage.

3.0 PEDESTRIAN ACCESS

There is access to the house and rear garden from the front of the house, and the parking spaces.

An existing gate at the bottom of the garden provides pedestrian access to a public footpath which leads to Barkway Street and the High Street, which is only 200m away.

4.0 DISABLED ACCESS

There is an existing level access to the house front door via a ramped path. This will not be affected by the proposed extension.

The garage will have level access to the existing road.

DESIGN

5.0 EXISTING HOUSE

The housing estate is comprised of terraced and semi-detached two storey residential units.

All of the houses are built in the same buff coloured brickwork, with a pitched roof of concrete tiles.

30 Turpin's Ride is at the end of a terrace of three houses, at the estate's northern boundary.

The north side of the house boundary is fenced, and the neighbouring properties have hedges and small trees along the fenceline, and rear gardens to the houses on Barkway Street and Barkway Road.

These trees and hedges form a visual barrier to the neighbouring gardens and houses.

6.0 PROPOSED EXTENSION

The single storey side extension will contain a garage to the east, with a small Study at the rear.

The façade will be constructed in brickwork to match the existing houses on the estate.

The flat roof will be covered by a proprietary flat roofing system, either single layer performance sheeting, or 3 layer felt.

The fascia to the flat roof will be painted timber, and the rainwater goods will match the house.

New drainage will be connected to the existing services drainage in the house.

7.0 LANDSCAPING

The extension will be located where two timber sheds currently are located, which is a concreted area.

The landscaping to the front of the house and the rear garden will remain the same, but there will be some adjustments to the house patio decking to include access from the new study to the patio.