

# DESIGN & ACCESS STATEMENT

NYMNPA

19/11/2021

## Proposed Extension – 130, High Street, Hinderwell.

### **1.0 INTRODUCTION**

This Design & Access Statement is intended to inform and support the application for full planning permission for a single storey extension to the above property, which has cramped and inadequate kitchen and laundry facilities. The site is adjacent to the High Street in a quiet cul-de-sac adjacent to the Hinderwell Royal British Legion Club.

- 1.1 In order to provide improved accommodation and kitchen facilities for an expanding family, the proposal is to extend the existing kitchen to the rear of the property with a single storey pitched roof addition.
- 1.2 The design proposals are illustrated with site plan, internal layout plans and elevations to demonstrate that the extension has been designed to blend in with the main building in proportions and finishes.

### **2.0 DESIGN INTENT**

2.1 The proposed scheme is in sympathy with the local context in terms of its materials, details and colours and its aim is to provide improved accommodation with high quality materials and design internally and externally. The existing site use is a domestic dwelling house and the proposed use of the site will remain as domestic.

2.2 Entry to the dwelling is either from the existing front entrance, or from the adjacent new extension. The proposed new lobby to the rear extension will provide the opportunity to improve the level access from the pathway adjacent to the garden area, and provides weather protection and storage for coats and boots.

### **3.0 CONSTRUCTION DETAIL**

3.1 The proposed windows are uPVC double glazed sash traditional design, top hung vents with glazing bars in white, to match existing windows. The proposed new pitched roof to the rear of the property will be in natural slate to match the existing main roof. The new walls are to be blockwork, in cavity construction, rendered to match the main building.

3.2 This statement should be read in conjunction with the drawings attached to this application.