Scott ARCHITECTURAL

architectural & building consultants

Design & Access Statement

For

Alteration & Extension to existing dwelling.

At

'Shire Lodge', Bury, Ramsey, Huntingdon. PE26 2NU.

General information

The property is currently a 4 bedroom detached chalet Bungalow and is a post war property originally. The property has been extensively altered and extended over the years.

The property sits on a large plot raised up from the main road level via a steep bank with no overlooking dwellings close by. The plot area including the current dwelling is approximately measured at 2060m2 (0.206Ha) or 0.509 acres.

The property is located outside the conservation area of Ramsey.

Foul drainage is in place on the site via a treatment plant field drain and disposal to local stream in accordance with the binding rules. Surface water is to soakaway on site or container.

THE PROPOSAL

The existing Property

The existing dwelling is to be altered on the north elevation by removal of the hipped end roof and installation of a formal gable end with the addition of a pitched roof dormer window to the east side of this new roof line. The purpose of this is to make an original Bedroom accessed from the main landing larger as currently the roof line limits access to a high degree. The addition of the dormer will provide a formal shower en suite.

To the south elevation the property is to be extended into an area currently occupied by timber decking. This is to be of single storey height with mansard roof and to allow reconfiguration of the interior with regards the Kitchen and Utility room. Access to the extension roof is proposed from the master bedroom.

Redirection of an existing overhead telephone line serving the property will be required to be relocated on the newly formed gable.

New Extension design.

The single storey extension proposed is to be to the south of the property and will look to the main garden with no overlooking to any other property. The mansard roof will be tiled as the existing property. The south wall will be of reclaimed brickwork as close a match to the existing brickwork on this elevation as possible. The east and west sides of the extension will be rendered to match the original sides of the main property which are also currently rendered. Glazing frames will be in a dark brown finish double glazed upvc to match existing.

The roof will be so configured as to allow access from the master bedroom via new doors located in position of current window to dormer. This access area will be surrounded by the mansard type roof reducing exposure and with additional glass balustrading to meet barrier requirements as shown on design details.

The new roof will be finished in concrete tiles as existing roof areas.

An additional screen window will be added to the south elevation ground floor to the original Kitchen wall for additional light as shown on design details.

Guttering and fascias will match existing throughout.

Roof extension

The roof extension to the north elevation will remove the existing hip end design and provide a formal gable with rendered wall base and timber horizontal boarding to upper gable to match that on the east gable and west gables. The ridge line of the new roof will align with the existing main ridge.

A new window is to be placed in the gable upper area for bedroom this will overlook open fields to the north.

The dormer to the east side of this new roof serving the shower room with obscure glazed window. The dormer is to have a pitched roof with concrete roof tiles as existing and mortared verges as existing details.

Site Access and parking.

No change is proposed to the current arrangement for the existing dwelling. The proposed alterations and extensions do not impede on any access areas and the main entrance and driveways are unaffected.

General Services

Existing services for foul and surface water are in place and will be sufficient for the extension requirements. No additional sanitary equipment is being added merely relocated.

Rainwater discharge from extended roof will be to existing system and the extension roof will be to soakaway via new connections and to existing guttering.

The property currently runs on Air source heat pumps, solar photovoltaic panels and battery storage for heating and hot water. This is not anticipated to be changed.

Biodiversity.

The alterations proposed do not affect any aspect of biodiversity for this site.

……