

Design and Access Statement

28 Bretton Road, Darton

1.0 Introduction

1.1 Location, Context and Policy

Bretton Road is a residential street largely made up of semi detached housing. The existing properties are of a similar design and scale, however do differ in character where extensions have been added.

The existing house will be maintained and it is proposed that a new extension be added to the dwelling primarily at the rear and to the eastern side where the current driveway exists. It is not intended that the development would differ in any way to its current use as a family home.

2.0 Design and Strategy

2.1 Proposal Summary

The proposed new dwelling will include the following:

- Removal of the existing garage to the Eastern boundary.
- The erection of an extension which wraps the existing house creating a new garage and additional ground floor living space for the young family.
- The proposed Eastern portion of the extension is to be a lower building element aligning with the front of the existing property to form a new garage.
- To the rear a slightly taller object will form a series of new internal living spaces complimented by a small external terrace. It is the intention to keep the building mass as low as possible so as not to have a negative impact on the Neighbouring properties.
- Windows have been strategically placed to ensure that no overlooking to neighbouring properties exists.

2.2 Design Concept

It is envisaged that the extension will create the additional space required for the young family to establish themselves and grow as a family. The proposal will provide the family with a series of functional and much needed spaces, which will remain adaptable to change throughout their future. By opening up the dwelling to the rear we can enhance the internal living spaces and create new views out into the existing garden area.

The extension will be clad with natural timber serving as a natural backdrop to the existing richness of the red brick. The simple design elements will compliment and celebrate the existing brick house. Delicately wrapping the lightweight timber structure around the existing building allows the brickwork to retain its heavy mass identity and the homes true original form remains intact.

2.3 Layout and Scale

The design remains sympathetic to the street, surrounding areas and services by not overdeveloping the site whilst better utilising the surrounding space and land. After analysis and review of site potential it was felt that the rear of the dwelling held greatest potential to unlocking better use of the sites land and space. It was decided that a more sensitive slender element should be brought forward to align with the existing building and add to the properties existing street frontage.

The layout and arrangement of the proposed extension has been considered very carefully to best provide the family with a series of functional and flexible spaces that meets their present and future needs. The design promotes an active indoor outdoor lifestyle that the family seek to have and looks to create privacy for them and their neighbours by removing any aspect of overlooking from inside the dwelling.

3.0 Conclusion

It is felt that the proposal will have minimal impact on neighbouring properties and the design quality will only enhance the desirability of the street and the local area. Most importantly it will create the required space and home for a growing family looking to remain in the area and where they enjoy living.