

Design and access statement

For

Two Storey Extension

At

Bullace Grange

Manchester Road

Millhouse Green

S36 9NS

General

Size of proposed development.

The building sits within the green belt and has had various additions throughout the years.

Through consultation the proposed extension takes into account the additions and therefore has been limited in size so as not to exceed the 100 % increase in original footprint.

Please see the attached breakdown demonstrating compliance with this rule.

Design Concept

As is the case with most additions to existing buildings these additions can appear disjointed from the original style.

During our design process we have considered all aspects and possibilities and feel that the final design will :

- Dilute the additions made, making them insignificant overall.
- Be subservient to the original build profile by setting the front elevation back 500 mm ...
- Balance the structure in terms of symmetry.

Materials

All materials shall be provided to match the existing as close as possible.

The builder shall also consider the possibility of removal and re using the existing gable stonework for better match.

Access / parking

The access will remain unaltered and be unaffected.

Parking arrangements will remain the same which is of more than adequate space.

One of the existing garages may be re sited as shown and re clad in materials to match the existing at the owner's discretion.

Foul / Surface water drains

All Foul drains will be connected into the existing system.

All new surface water drainage required will discharge into a soak away a min of 5 m from any building.

The proposals will not create the potential for flooding of any other surrounding area or property.

Summary.

This design enables the upgrading of the existing building whilst complying with green belt policy.

The development is sympathetic to the original having no negative impact on its surroundings.

The original property will be complemented by the development and will appear more proportionally balanced to the plot size available.

Complied by Steve Camps

24.2.16