

17 Back Lane • Replacement of Rear Extension • Design & Access Statement

Reference the CBE Design & Access Statement:

DESIGN

Use

Both extensions are used as a garden room. The new extension has been built to stop the rainwater leaks of the original extension and to reduce the heat lost in the winter and built up in the summer.

Amount

The original extension was a fully glazed 'conservatory' that filled the yard between no. 17 and no. 15 Back Lane and wrapped around the back of the kitchen. The original extension area was approximately 14.8sqm.

The replacement extension is built on the same plot, and extends the wrap around section to the garden wall. The new extension area is approximately 18.5sqm.

Layout

The new and old extensions have the same layout and extend the same amount into the garden and no further than the neighbouring extensions.

Scale

The new and old extensions have much the same height, having to fit under the existing windows and below the neighbouring balcony.

Landscaping

The design of the garden has not been changed, with the exception of filling in the damp corner.

Appearance

The old extension had a single pitched glass roof falling from the house to the garden and dark green aluminium glazing frames. The new extension has two slate roofs and timber frames to be more in keeping with the original building. See photograph.

ACCESS

Vehicle and Transport Links

There is no car parking on Back Lane. The nearest car parking spaces are at the bottom of the steep hill of Back Lane. The route to the station is up or down Back Lane.

Inclusive Access

No changes have been made to the front garden gate, path and door to the house. The front door is not wide enough for disabled access. The house was built with steps between ground floor rooms that have not been changed.

Reference the Lifetime Home Standards:

1. There is no car parking on Back Lane.
2. The nearest car parking spaces are at the bottom of the steep hill of Back Lane.
3. The approach to the door is unchanged. It has a step at the gate to level out the steep pavement.
4. The front entrance has not been changed.
5. There are no communal stairs.
6. The interior of the house has not been changed.
7. The existing front door is not wide enough for a wheelchair.
8. The living room is at entrance level.
9. – 16. The interior of the house has not been changed.

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