

DESIGN AND ACCESS STATEMENT

31 Buckland Crescent

Rear Extension to lower ground floor flat

May 2022

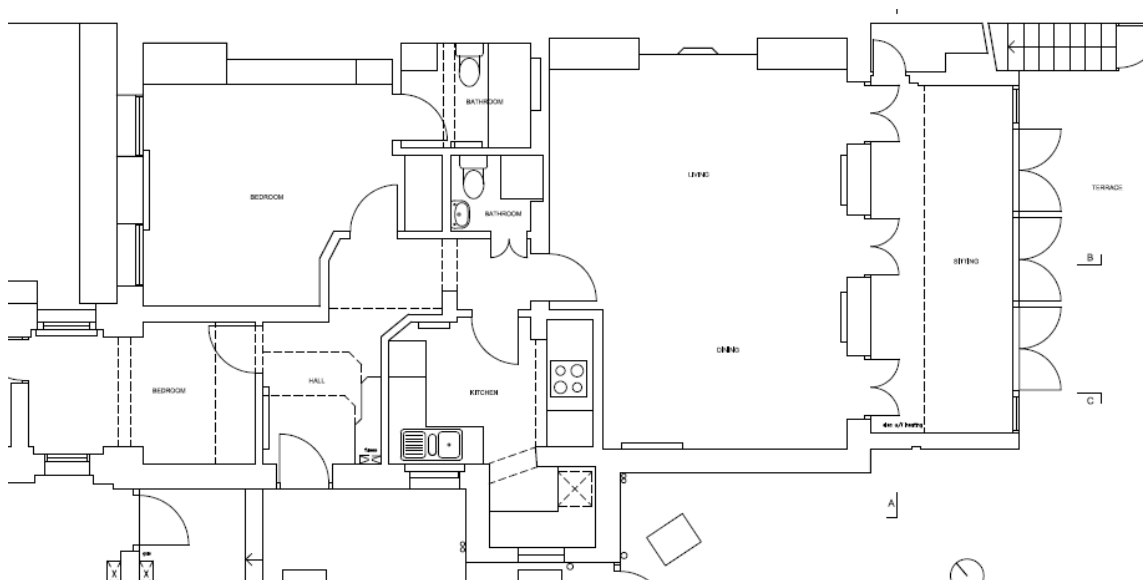


Proposal

The application is to remove the existing rear conservatory and replace it with a single storey brick extension with a roof terrace.

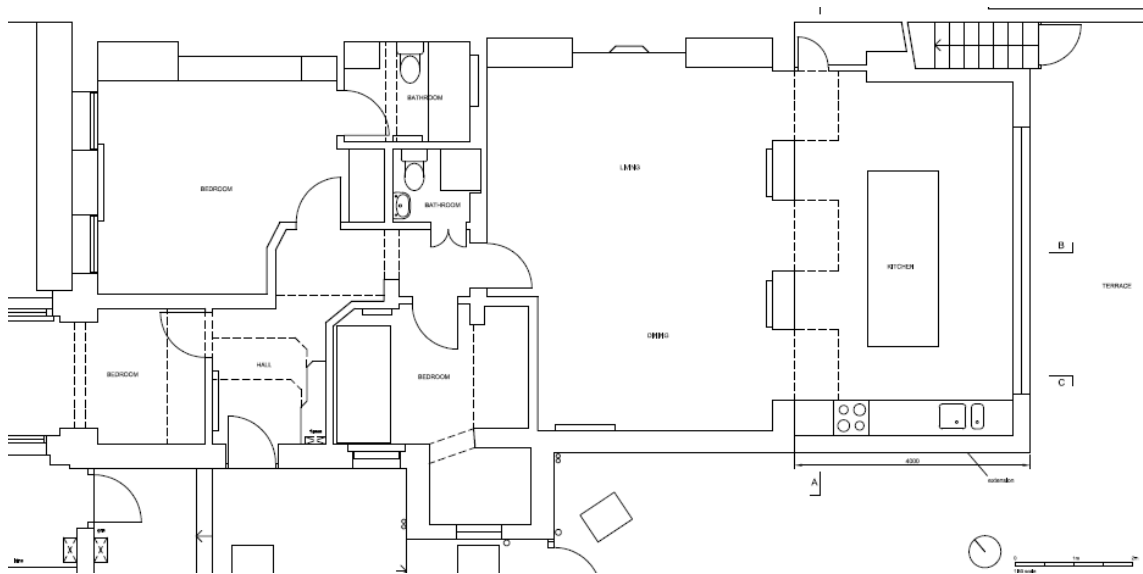
DESIGN

Lower ground floor



Existing Ground floor Plan

The existing lower ground floor flat has a conservatory at the rear opening on to the garden. The large amount of glass roof means that this space gets cold in winter and over heats in summer, resulting in it being under used. The conservatory has existing side brick walls with a connecting stair to the upper ground floor flat on the boundary.



Proposed Ground Floor Plan

The proposals extend the footprint of the conservatory by 1.5m, bringing it to the bottom of the existing side steps. The insulated construction means that the doors between the existing living room and the extension can be removed and widened to make the living/dining/kitchen area more light and open.



Existing rear elevation



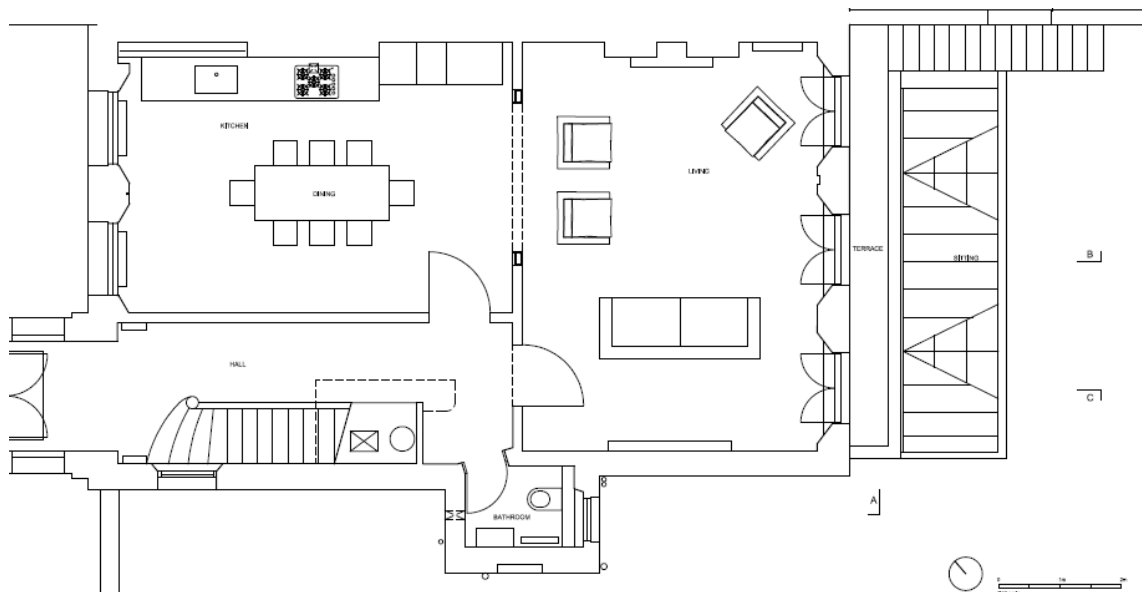
Proposed rear elevation

The new garden doors are of similar proportions to the existing windows, and are made of painted wood to match, making a more sympathetic connection with the original building.

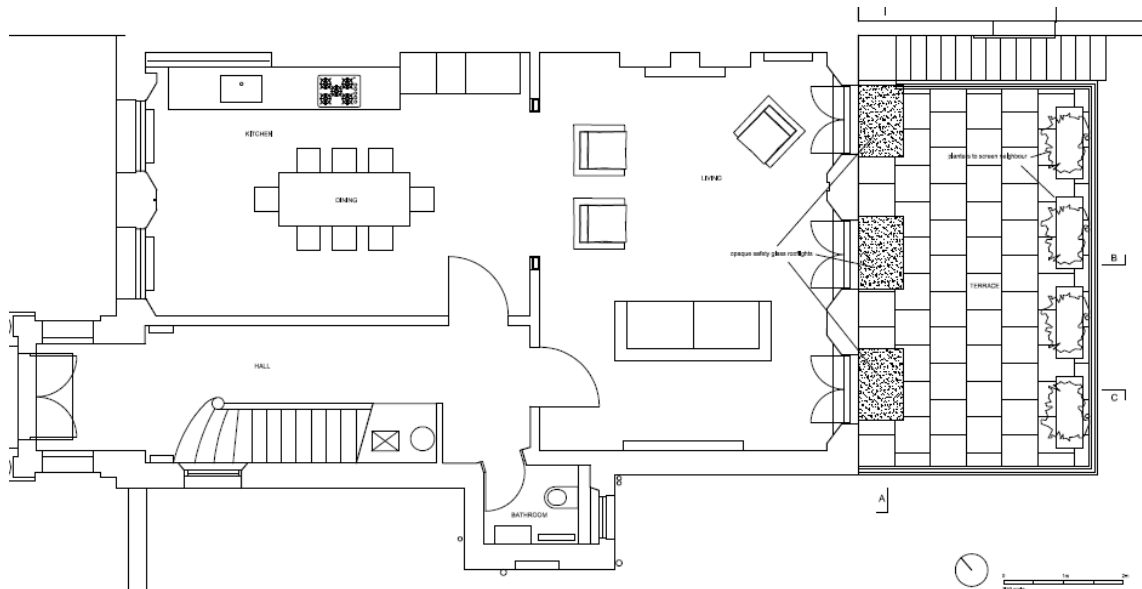
The scale of the extension is subordinate to the large scale of the existing house, and less bulky than the lower and upper floor brick extensions of no.29 next door.

The original metal railing for the existing upper ground floor balcony is retained and moved to the new parapet wall, with added sections to match on the sides.

Upper Ground floor



Existing First Floor

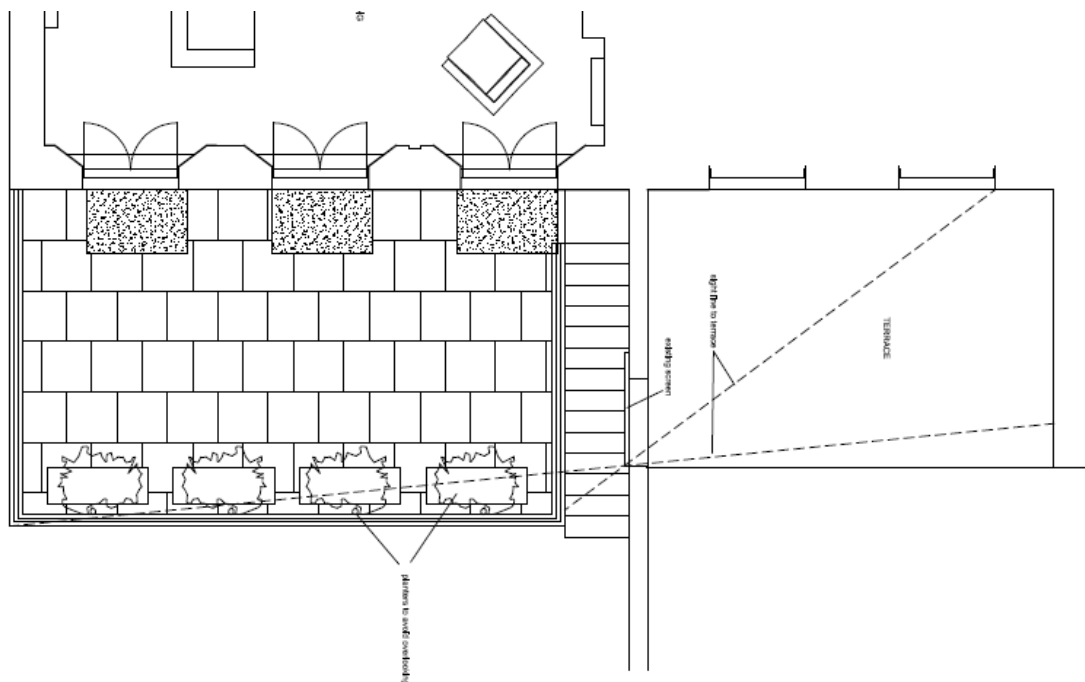


Proposed First Floor

An agreement has been made with the upper dwelling to allow the roof of the extension to be used as a terrace by the upper floor dwelling. This allows existing access to the balcony to be extended while retaining the existing railings. Daylight is retained into the rear of the extension by installing rooflights over each opening below.

Amenity

An existing timber screen fixed to the top of the boundary wall prevents most overlooking towards the upper ground floor roof terrace at no.29. However, the proposal creates a small area of roof terrace where there are potential views across to the neighbour. The lines of sight are shown on the plan below



The owners consulted with the neighbour, and proposed locating planters on the edge of the new terrace to prevent access to the area where the small part of the neighbour's terrace could be directly overlooked.

Access

There are no alterations to the existing access.