

55, Hever Drive, Halewood, Liverpool. L26 6LN.

Design and Access Statement.

May 2021.

Introduction.

This Design and Access Statement is to be read in conjunction with the following drawings submitted with the Application for Planning Approval:

- L01 Location Plan

- E01 Existing Site/Roof Plan
- E02 Existing Ground Floor Plan
- E03 Existing First Floor Plan
- E04 Existing Side Elevation [facing 1 Cresswell Close]
- E05 Existing Rear Elevation
- E06 Existing Side Elevation [facing 53 Hever Drive]
- E07 Existing Section AA

- P01 Proposed Site/Roof Plan
- P02 Proposed Ground Floor Plan
- P03 Proposed First Floor Plan
- P04 Proposed Side Elevation [facing 1 Cresswell Close]
- P05 Proposed Rear Elevation
- P06 Proposed Side Elevation [facing 53 Hever Drive]
- P07 Proposed Section AA

This application seeks approval to construct a contemporary single storey extension to the rear of the detached house.

1.0 Use

55, Hever Drive is a 2 storey detached house on an estate of similarly proportioned dwellings. The house has an attached single storey former garage/store. This roof extends across the front elevation.

The front entrance elevation faces Hever Drive to the south-west. The rear garden faces School Drive and the houses beyond. The neighbouring houses [nos 53 Hever Drive and 1 Cresswell Close] are very similar houses.

The house is of red brick with a grey tiled dual pitch roof. The bargeboards, fascias and windows are white.

The houses have a staggered layout to follow the bends in the estate roads. Therefore, 55, Hever Drive sits forward of neighbours 53 Hever Drive and 1 Cresswell Close.

2.0 Amount.

The site is level with gardens to the front and rear. The front garden is open without any physical demarcation of the boundaries. The rear garden has 1.8m high timber fences, gates and concrete posts to the party boundaries. There are narrow passages between the side elevations and the boundary fences.

The approx. site area is 350m² [0.035 Ha]. There are no changes to the site area as part of this application.

The existing floor area over both floors is approx. 150m².

The existing footprint, including external walls, is approx. 101m². The proposed increase in floor area is 52m² including the external walls. Therefore 101 + 52 = 153m².

The proposed extension is in 2 areas:

- **Living space.**
Extend full width of 2 storey house by a depth of 4.5m.
Plus additional projecting 1.2m canopy.
- **Utility room.**
Extend single storey former garage/store towards the rear garden.
This will 'infill' the current unused 'corner' to the face of the existing 2 storey house.

Both extensions are nominally 3.0 high to the underside of the hopper rainwater drainage outlets.

3.0 Layout.

The ground floor layout is re-planned to provide a larger, flexible open-plan social space – kitchen/dining/living – to maximise views out and interaction with the garden.

A new, separate, utility room is proposed to the side elevation. Bins will be stored within the adjacent passage.

The first floor accommodation is unchanged.

4.0 Scale.

The proposed flat roof is intended to maintain and emphasise the single storey scale as an extension of the ground floor usage.

5.0 Landscaping.

The existing soft and hard landscaping to the rear garden is to be re-planned around the added extensions.

6.0 Appearance.

The proposed extensions are designed as contemporary additions with minimum volume and height.

55 Hever Drive sits forward of its neighbours at 53 Hever Drive and 1 Cresswell Close.. Each neighbour has had single storey extensions constructed within their rear gardens in previous years. Therefore, this proposed extension sits within the 'pocket' of space between these neighbouring extensions.

The elevations are faced in a white render with a grey/white fascia board and dark grey rainwater goods.

The windows, doors and bi-folding panels have dark grey aluminium frames.

The rendered elevations will provide a fresh, light and contemporary appearance to contrast with the original brick house. This extended space looks out towards the part render/part brick faced houses to the rear at School Drive.

The appearance from Hever Drive is unaffected.

7.0 Access.

Level access is maintained throughout the ground floor.

Maintenance access is maintained via the existing passages between the house and party fence boundaries.