

Design & Access Statement

For

Proposed two storey rear extension

at

18 Wentworth Grove, L36 4LB

March 2021



BRIEF

To provide an extended kitchen & dining area to the rear of the property at ground floor level and a fourth bedroom at first level to form a modern and future proof family home for the property owners.

ASSESSMENT

The properties characteristics and layout are typical of a semi-detached dwelling of its era with many now being modernised through adaptation and extension of the existing original layout. The site boundary to the rear garden provides a slight challenge in that it is at an angle to the orientation of the property which has been reflected and accommodated in the proposal.

DESIGN

The proposed extension accommodates the client brief and factors in the site boundary geometry. Due to the angle required within the proposed plan to maintain a side passageway, a flat roof design has been proposed due to a pitched roof requiring an awkward form and detailing.

The proposed massing has followed precedents of extensions within the immediate neighbourhood, with many of the properties being extended via varying approaches. A key example of this being the property in roughly the same location and orientation on the similarly laid out neighbouring street Merton Close.

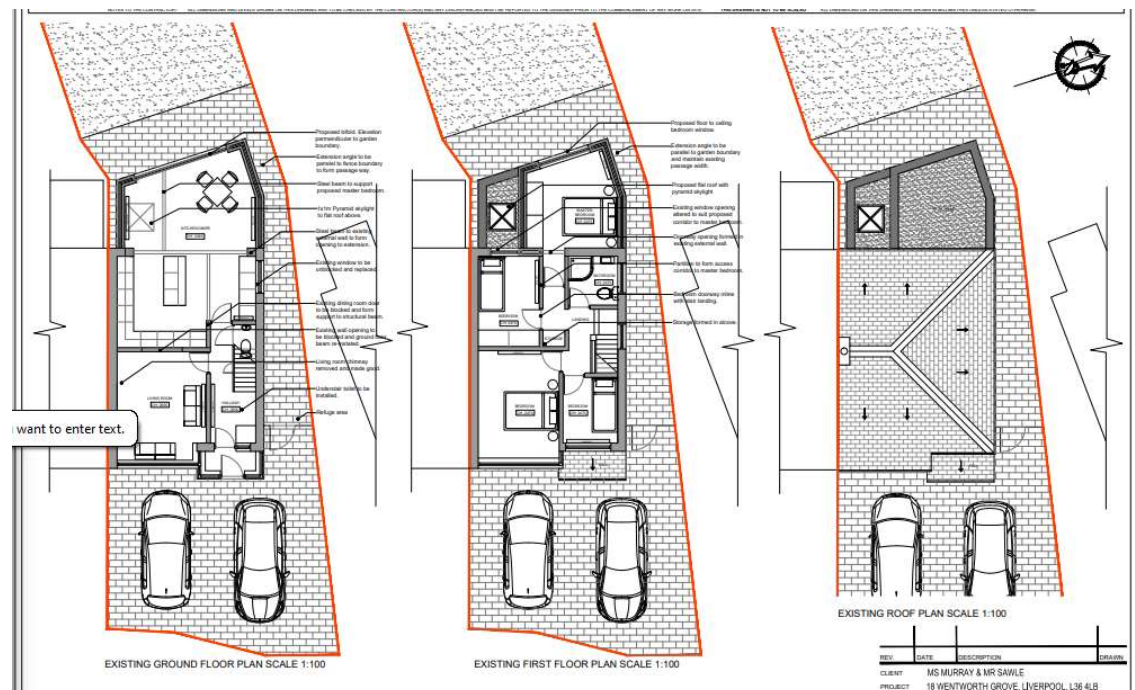


Other neighbouring properties show examples of being extended via a flat roof approach over a pitched roof extension. An example of this can also be found on Merton Close.



LAYOUT

The layout of the proposed extension is to provide the most efficient and cost effective layout to cater for the clients desires and requirements to form an extended kitchen diner and fourth bedroom.



ACCESS

The existing vehicular and pedestrian access to the site will be retained. The width of the existing side passageway will be maintained via the angle of the proposed extension. This will allow easy access to refuse bins and general maintenance to the dwelling and extension. It can further provide access for any construction works.

APPEARANCE

The extension is proposed to be constructed with blockwork and rendered in white in keeping with the existing rendered front elevation. Anthracite windows are also desired by the client as part of the property renovation.

Below are some indicative external and internal visualisations for the intended look of the proposed extension.



External view.



Internal view