DESIGN STATEMENT

117 CRANBURY ROAD

B HEER

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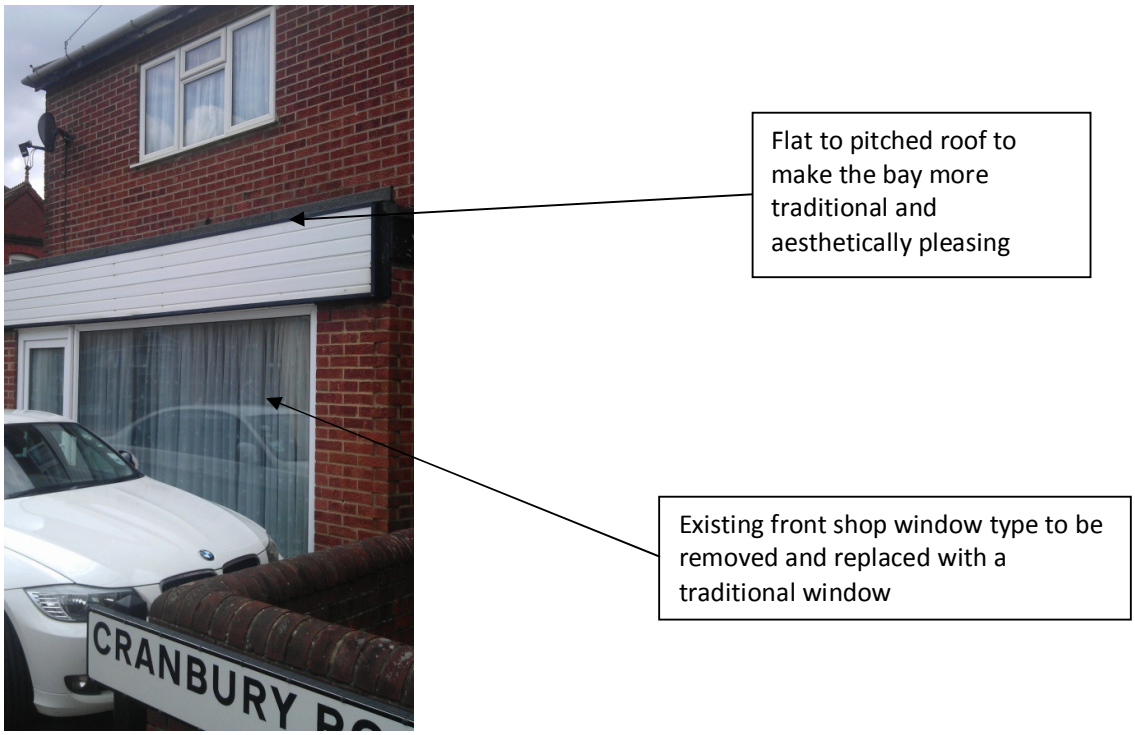
01 - Proposal

The main aim of the works is to improve the bedroom layout and provide an ensuite bathroom for the applicant's mother who is in her 80's. The application is to create a accessible toilet and bedroom to the first floor rear addition above the existing ground floor extension.

At the same time it is proposed to improve the usable amenity area by demolishing the existing workshop and combine both the off road parking provision and workshop in a new building to the rear of the garden. This will leave a usable amenity area of 55m2 which is an increase of 3m2 on the existing provision and improve the outlook for No 115 Cranbury Road.

The outlook to the front of the dwelling is further improved by removing the floor to ceiling glazed window and installing a traditional window and pitched roof to the bay.









02 - Design Considerations

The first floor extension is to be built over the existing ground floor footprint. Many properties occupying corner plots have been similarly extended if not more in relation to their respective adjoining terraced neighbours.

115 Cranbury Road rear side elevation is south facing and as shown in drawing number A4/117CR/05 the first floor habitable window will not be obscured or starved of light by the new development.

The new extension will have a pitched roof with a gable end to match the surrounding properties and to be sympathetic to the host dwelling.

The main aim was to improve and enlarge the bedroom for the occupants aging mother and ensure that she has access to an ensuite bathroom. Going o the toilet, which is located on the ground floor at the rear, is difficult necessitating the use of a Kermode which strips her of her dignity.

It is proposed to use similar materials for the facing bricks, roof tiles and pvc-u windows.

The garden at present is hampered by the workshop/shed which is a metre away from the main house. This means that access and is use is severely restricted, especially for wheel chair use. It is proposed to demolish the existing should and re-locate at the rear combining it with the off road parking.

03 - Scale & Massing

The existing floor area of the dwelling is 111m2, the proposed extension will provide an additional 12m2 of living space; this equates to 11% increase in living space which is not excessive considering the family size and its needs.

It is proposed to keep as much of the development within the curtilage of the main dwelling house, which is achieved with the exception of the garage.

It is proposed to keep the roof in line with the existing thus minimising the mass of the roof.

04 – Impact

The predominate street scene is of terraced houses with end of terraces which have either been enlarged or converted into flats; the latter only achievable with large extensions.

The impact on No 115 Cranbury Road is minimal as its side elevation is South facing and presently enjoys more sunlight than 117 Cranbury Road

The outlook for No 115 is further improved by demolishing the workshop which is sited close to the dwellings and re-located to the rear,

