

LRArchitecture Design and Access Statement | 64 Wildern Ln,

Rear Extension



LRArchitecture Design and Access Statement | 64 Wildern Ln,

Rear Extension

Design Brief

To design an extension providing a new bedroom and en-suite to improve the family's well-being and be sympathetic to the neighbor's garden.

As seen on the plans the height of the extension has been designed to follow the natural slope of the site this is to reduce the height and impact on the neighbour. The height of the eaves will be 2.6m from the ground paired with the floor level being lower than the existing house it provides the space the family needs and allows minimal impact on the neighbours.

The neighbours have been consulted and from the conversation are supportive and grateful that we have kept the roof a lower height.

The extension would not block any substantial natural light for the next door as the sun's path is in such a way that the sun starts in the east which faces the rear of the properties and goes around to the front on the other side meaning the extension would have little to no impact.

The extension is also set back from the other neighbour where it could block the light if it was built up against the boundary. But because we have not made the extension on this boundary and set back around 2m it would not impact the neighbour.

LR Architecture Design and Access Statement | 64 Wildern Ln,

Rear Extension

Design Brief

The materials would be a cream render to match the existing home and blend in with the existing property.

The flat roof would have no gutters on the boundary side and direct all rainwater to the other side which has plenty of access.

This would have two benefits no maintenance or access required to the neighbouring property preventing disruptions and leaving the neighbours with a cleaner and plain boundary treatment.

The idea of render walls would leave the neighbours next door with a clean and smart-looking boundary treatment the low maintenance of rendered walls would be more longlasting than the existing timber fences.

No windows are on the side facing the neighbours along with no windows in the flat roof which prevents any overlooking.

LR Architecture Design and Access Statement | 64 Wildern Ln,

Rear Extension

Design Brief

The size of the extension has been designed to be a comfortable space with all the amenities required to provide comfortable living conditions and not be an overdevelopment of the site.

The bedroom area is following the space standards for bedrooms being 13.5m² vs the 11m² required.

The bedroom would be used by the existing household and the number of people in the property would not increase or change additionally the extension would not be rented out or used as a separate property.

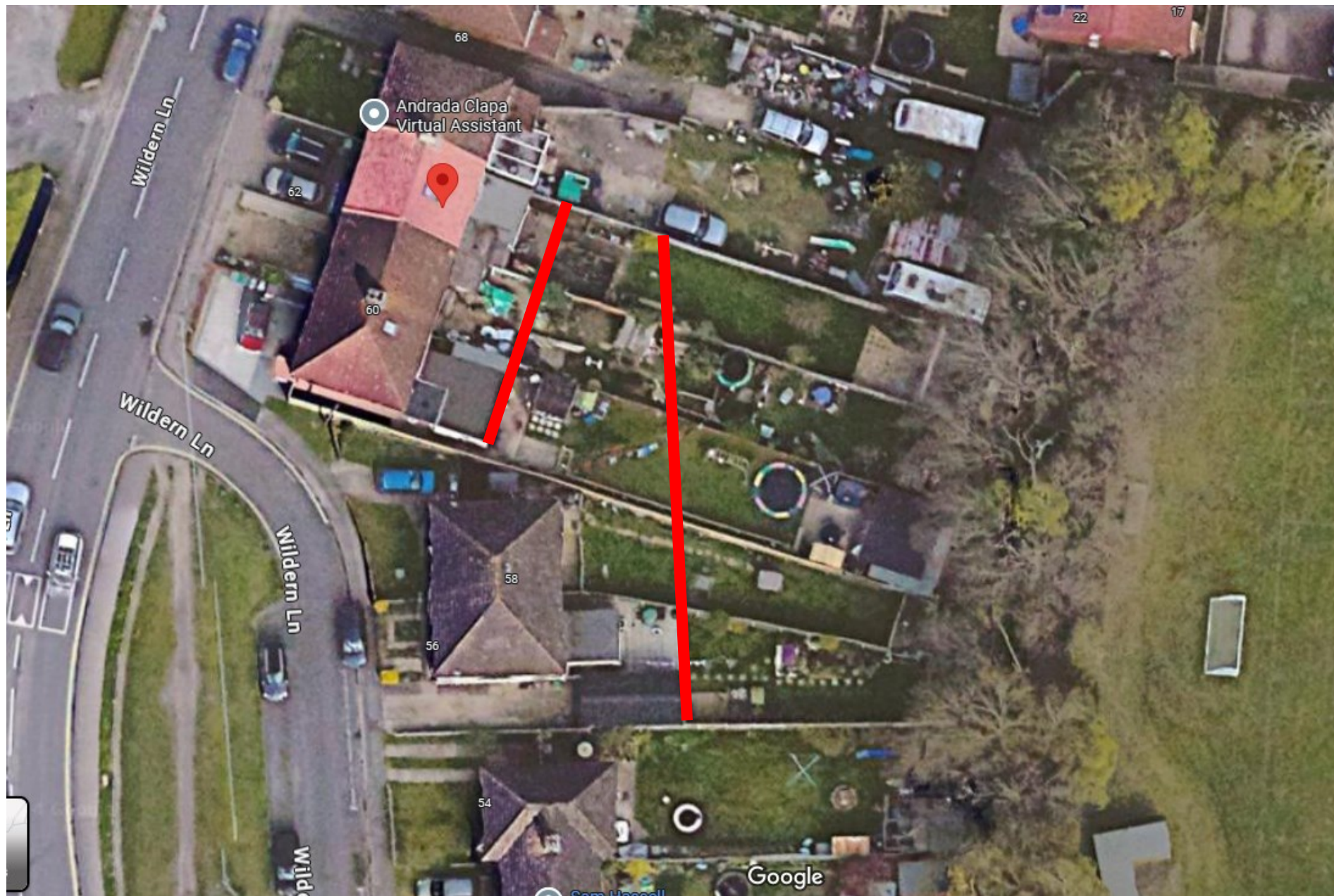
The idea is to have an extra bedroom is to futureproof the property and allow the existing household to live comfortably indefinitely.

LRArchitecture Design and Access Statement | 64 Wildern Ln,

Rear Extension

There are a range of properties that have extensions and structures set back from the attached houses along the road.

Bellow is how they would relate to the existing site.



LRArchitecture Design and Access Statement | 64 Wildern Ln,

Rear Extension



Rear Extension

Rainwater Drainage

The site is situated in the lowest flood zone possible and has no history of flooding.

The finish floor level is above the requirement 300mm above water level.

The downpipe attached to the new roof can feed a water butt if required to delay surface water entering the ground.

The addition of a new soakaway is possible and can be done if required at the building control stage.

LR Architecture Design and Access Statement | 64 Wildern Ln,

Rear Extension

Overall

We believe the extension would be suitable for the site. The extension would follow all the rules of Permitted development apart from the 3m length rule from the original house.

It has been designed to be minimal in size and serve the function of the family.

The neighbors have been consulted and have been considered with the following aspects:

Preventing overlooking, providing a clean and smart boundary treatment, Minimal height to prevent the extension from being overbearing, and being overall sympathetic for the area.

The design process has been an outward process of trying to design an extension that would be suitable not only for the users but the neighbors and surrounding area.

We believe we have come up with the best solution possible that adds this extra space with minimal impacts on the property and surrounding area

We are happy to make amendments and are happy to work with the planning officer assigned.