

Design and Access Statement

Proposed Single Storey Rear Extension @ 20 Oak Lodge Road Sheffield S35 4QB



Fig 1: View of existing highway elevation.

Use

The proposal is for a single storey rear extension to the existing property. The proposals is to provide additional space to a home for the growing family. The proposal is designed to create a large family room comprising of a kitchen, dining and lounge space, and a side room comprising a small utility room with access to a proposed WC that is to be located within the rear of the existing garage.

Layout

The layout of the proposed extension to the existing dwelling has been designed to open out the back of the existing property, creating a large entertaining and family space stretching out into the rear garden. The utility room and wc have been moved to the side of the proposed extension and tucked into the back of the existing garage to allow for the largest open plan space to be created for the kitchen, dining and family spaces. This also create a recessed extension for the utility room which has allowed for inclusion of a man hole as required by Yorkshire Water.

Scale

The proposed extension is to provide 22.5sqm of additional usable space to the ground floor of the existing property. The proposed extension is to extend out from the original property by approx. 4m. The single storey extension has been designed to be kept below 3m (measurement to top of the proposed lantern) in line with the requirements set out in point 8 of the single storey extension guidance under permitted development and thus reducing the impact on light to the neighboring properties.



Fig 2: Existing rear elevation.

Landscaping

The external landscaping has been designed to allow for ease of internal / external transition. Level thresholds and wide staircases will allow for easy access out of the property and up onto the main part of the garden. The sunken patio area will allow for external low maintenance space adding to the usable ground floor area. Timber shading will be fixed back to the property helping reduce the impact of overheating on the south-west façade. This is essential given the large expanse of glazing to this façade of the proposed extension and the current temperatures experience due to sunlight entering the existing property through the large existing south-west ground floor window.

Appearance and Access

The appearance of the proposal will be in keeping with the existing property. Brickwork windows and doors for the proposed extension will be to match the existing property. The proposed extension has been designed to allow for a main façade including the shading timbers, bi-fold door and simplistic flat roof façade. This is forward of the utility side extension allowing for the main proposed extension façade to be read initially. The proposed central glass lantern has been designed to allow for light to enter into the centre of the existing property. This has been created to ensure the centre of the proposed property is not a dark and unwelcoming space for the property owners.

Access into the proposed extension will be via the existing property via a level ground floor. An additional entrance to the proposed extension will be through the level change from the existing garage into the utility room. The third point of entrance into the proposed extension will be via the proposed patio area into the utility room via the side door or via the bi-folding doors. The proposed extensions design has been proposed to allow for easy use of the garden space by the property owners from the newly created entertaining / family space.