

DESIGN & ACCESS STATEMENT

51 Belfield Road, Etwall, Derbyshire DE65 6JL Proposed Two-Storey Rear Extension

Location & Site Assessment

Belfield Road forms a residential estate built in the 1960's/70's in the village of Etwall, south west of Derby off the A516 and north west of the Toyota Car Factory. No.51 is just north of the junction of Belfield Road and Beech Drive, the frontage facing east. The present owners have lived there since 2012.

The house is of traditional style, typical of the period, with walls in Red brick, profiled concrete tiles to the roof and white upvc windows. A flat-roofed rear extension was added prior to my clients purchase of the property. Both of the adjoining properties have similar rear extensions.



Front Elevation (east) of the existing house, which will remain unaltered.

Objectives

The house currently has 3 double bedrooms and a good-sized bathroom on the first floor. The ground floor consists of a Living Room, Kitchen, integral Garage and separate toilet off the Hall and a Dining Room in the extension. The owners wish to demolish the existing rear extension and build a 2-storey rear extension to the house to create an open-plan Kitchen/Family Room and Utility Room on the ground floor. The first floor will provide an additional Master Bedroom with en-suite. The objective being to accommodate their growing family, 2 children and another due in November.

Proposals

On the ground floor the extension will be the full width of the building and project 4.35m externally to create a large open space. Part of the Garage and existing Kitchen will form the new Utility Room. The first floor extension will be 5.2m wide and centralized on the rear elevation to create the new Master Bedroom. New windows will be installed in the existing rear bedrooms and a corridor created to access the Master Bedroom.

The ground floor extension will be finished in facing brick, to match the existing, with pitched 'lean-to' roofs. The first floor extension will be built in timber-frame construction (to reduce dead loading) and finished with smooth render. The new pitched roof will cut back into the existing roof and all new roofs will be covered with profiled tiles to match the existing.

All new windows and doors to the rear will be double-glazed, thermally-broken aluminium, finished in 'Anthracite Grey' RAL 7016.



Rear (west) elevation, showing rear extension to be demolished

Access

The proposals will not affect the existing access. The existing gated access to the rear garden is on the south side of the dwelling.

Philip A Davies MCIAT
24th October 2019