



## Design and Access Statement – 11 Oakfield Road, Barry

### Design

Currently, the building in question is a semi-detached two storey dwelling situated on a side-road off Highlight Park. It is constructed from face bricks, is partially rendered and has a concrete tiled hipped roof. The building is south facing and has an existing, lean-to extension to the rear of the building (facing north). The building also has a garage behind it that is situated on the boundary (detached side) which is to be removed to accommodate the new extension.

The proposed design comprises of a single storey side extension and car port. The car port shall be set back around 300mm from the front (south) elevation (creating a stepped look denoting an extension). The car port shall then run into habitable space (partitioned by an exterior grade wall) which shall be used as a utility room. The extension shall then protrude past the rear elevation and occupy part of the foot-print of the removed garage. (*N.B. the extension proposed shall not protrude as far back as the garage did*).

The materials used to construct the extension shall match those of the existing (face bricks, concrete tiles). The roof shall be mono-pitch until it reaches the rear elevation where it becomes double pitched with a valley meeting the existing roof).

As extensions that protrude past the rear elevation can be undesirable, it is believed that this proposal will be in keeping due to it occupying the footprint of the previous garage. The proposed design shall **not** protrude as far as the previous garage by around 2 meters.

## **Access**

The extension shall be accessible from either the front where a single door shall be fitted, internally from the kitchen and from the rear by means of a set of French doors.

## **Waste**

Rain water shall be directed into a soak-away positioned in the rear garden 5m from any building to reduce the load going to public sewers.

There are no additional foul water pipes to be directed into existing sewer system.

## **Performance**

The building shall perform to current building regulation standard with regard to thermal efficiency.

**Parking** The building is deemed to have suitable off-road parking for the expected number of occupants of the building.

**Sketches of proposed extension (not to scale)**

