

Design and Access Statement

10 Yevele Way Emerson Park RM11 3NB

The detached house was part of an infill estate development erected assumed in 1980's and extended to the side post 2000 however the layout was still very basic in layout with kitchen at the front, small entrance hall and various rooms at Gf; the Ff is now adequate after the extension was added however does have the staircase as internal; the loft space is of trussed rafters at 30 degree pitch so not viable to convert for rooms or storage with the external appearance being of low quality not improved by the low pitch that is not the standard on Emerson park; the front boundary walls were approved but are too low to achieve the reqd security for the house and inferior to the majority on the estate where higher walls are approved and built.

The proposed design addresses all the things wrong with the existing house; the gf is improved and brought up to date via the new entrance to galleried hall with access to all areas inc the open plan kitchen /dining /living area to the rear and into a wide but not deep single storey extension partly replacing the ugly and unused conservatory, the garage is retained but new open porch added to the front; the ff remains largely untouched except for the new staircase / upper hall with access to the external space for light; the top floor has a new hand made 40 degree roof added with 2 extra guest bedrooms and bathroom within the roof space and into three dormers set well back into the roof and equally spaced apart so not over dominating the rear roof slope. the rear elevation is improved greatly with the loft plus Gf pitched roof extn so improving the bland flat existing appearance. The front elevation is mainly retained but adapted / improved by the proposed works, the side extns are virtually the same. the site layout means no loss of amenity for neighbours from the proposed dormers as a very long distance to the rear the of 3 Herbert road and the neighbours along Yevele way are a no worse case scenario from the extg from the ff rear windows. The front area is basically retained but with the extg piers raised to max ^{1.6m} 2m high and the infill walls raised to max 1m high with the steel fencing re newed to match extg but at the reqd max ^{1.6m} 2m high inc to the side onto No 8 where the steel fence is full height at max ^{1.6m} 2m high within the raised extg piers to match but no loss of amenity to neighbour. the fence onto No 12 is unaltered.

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10 Yevele Way

Following rejection of appl P0588.25 the client has issued a Refusal Summary now enclosed as part of the re-sub.

I can confirm the enclosed revised and new plans show the reasons for refusal answered with the ; roof ridge height reduced by 450mm via the reduction in new roof pitch to 37 degrees plus the reduction in internal room height down to 2300 max in the middle and dormers ; the raised gable has been eliminated with the shown flying hip from new ceiling level and existing ridge position not increasing at the flanks ; the rear dormers have been reduced in size and bulk , inc the two side dormers reduced in width and now flat roof rather than the refused crown design; the proposed front wall has been reduced in height to align No12 however please note the front wall at No 8 is approx. 2m of solid brick .

The main reason for refusal to the house changes were bulk and impact on the street scene and dormer size / design , the new /revised plans clearly show these now answered , the main impact on the street scene was the previous approved and built double storey side extn , so the new proposal once built and at great expense would hardly be noticeable and will provide the reqd extra floor area the client needs to meet his family use and to give this somewhat low grade house the modern day requirements of houses on Emerson Park.