

42 Elizabeth Crescent
Whitehaven
CA286QJ

Design and Access Statement

Description

No 42 Elizabeth Crescent is a detached residential property on the outskirts of Whitehaven. The house is cavity block construction with dry dash render, pvc windows and tile roof. There is a garage, off road parking and a substantially sized garden. To the rear of the property there is a decked area level with the house ground floor and steps down to the garden.

Proposal

It is proposed to build a kitchen extension infilling the North West corner, this extension is single story, lines in with the existing external walls, the roof line of the existing utility room and garage is continued with no increase in height. Replacement windows are as the existing with the external render to match the existing.

The existing timber decking is to be removed and replaced using composite decking with the door from the house to the decking made larger and replaced with a powder coated aluminium sliding door, colour to match the windows.

To the West gable a timber frame porch is proposed with the external finish rendered as existing adjoining walls.

Care and consideration towards neighbouring properties has been taken. On the West elevation the deck area is increased in size by extending forward by a modest amount but extended the full width of the house. With the increase in size of the sliding door and removal of one window it is felt that there is little difference.

Neighbouring properties on the North elevation due to the gradient of the land are considerably lower and not impacted.

To the West gable a porch is proposed with entrance doors to the North and East elevations and no windows in the wall West facing West to avoid overlooking the neighbouring house.

Access

There is no new access or alteration to the highway required. Adequate parking is maintained and there are no footpaths or rights of way over the site.