DESIGN AND ACCESS STATEMENT FOR DEVELOPMENT AT 15 MASONS FIELD MANNINGS HEATH



DELAVALS DESIGN NOVEMBER 2025

DESIGN AND ACCESS STATEMENT FOR REAR GROUND FLOOR EXTENSION AND CONVERSION OF EXISTING GARAGE TO HABITABLE ACCOMMODATION WITH NEW BEDROOM OVER

AT 15 MASONS FIELD MANNINGS HEATH

PREAMBLE.

15 Masons Field is **NOT** a Listed Building and is **NOT** in a Conservation Area

The property is a detached dwelling on the east side of Masons Field and enjoys a generous residential curtilage

Masons Field enjoys an eclectic mix of residential properties with no defined architectural style

The property was built circa mid 1970s and has not been extended since it was first constructed.

It is, therefore, in need of modernisation to maximise living accommodation on both floors

The existing garage is small and impractical for use as a garage

The property enjoys off road parking for two cars

The application seeks consent for a rear ground floor extension to increase the footprint of the existing kitchen and living room.

This new space will provide for more family orientated accommodation

The application also seeks consent to convert the existing garage into accommodation and to create a new first floor bedroom over the converted garage.

USE

The proposed extensions are to provide much needed family accommodation

AMOUNT

The existing GIA amounts to some 124m2 at ground and first floor including the present garage.

The proposed rear extension offers a further 30m2

The first floor bedroom over the garage adds a further 7m2

This equates to less than 30% increase in the present footprint

SCALE

We consider the proposal is in scale with the existing dwellinbg and the street scene

LAYOUT

The layout is indicated on the drawing and does not give rise to overlooking or the loss of privacy to neighbouring properties

APPEARANCE

The rear extension is to be finished in CEDRAL horizontal cladding with the roof finished in tiles to match the existing on the pitched roof section with GRP on the flat roof with mock rolls

The first floor extension at the front will enjoy CEDRAL cladding and this will be extended and replace the existing wooden boarding

All windows and doors will be upvc

LANDSCAPING

The application does not include any additional landscaping

ACCESS

Access is direct from Masons Field

The property enjoys two off road car parking spaces and these will remain once the work has been completed