

**Design & Access Statement**

**For**

**Single Storey Rear Extension at  
32 Warwick Road,  
Whitstable,  
Kent.  
CT5 1HX**

## **DESIGN & ACCESS STATEMENT**

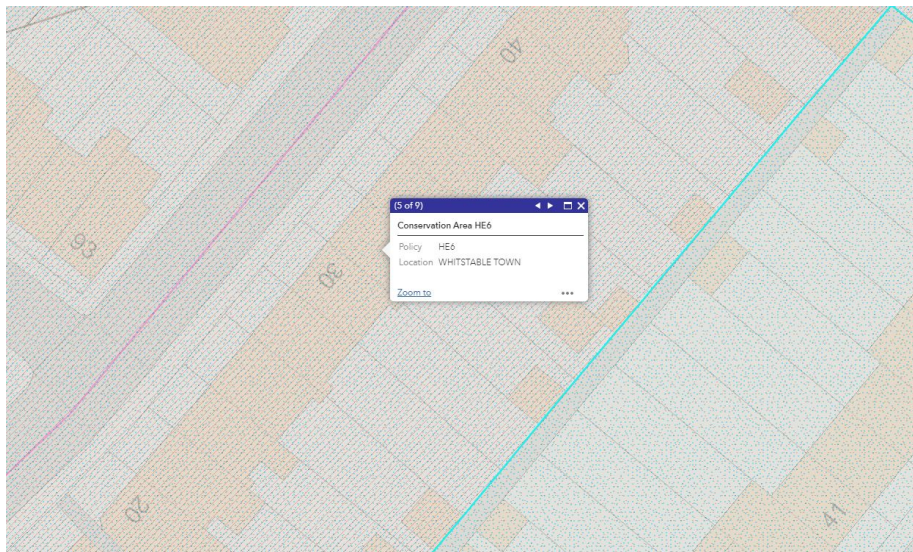
### **INTRODUCTION**

This design statement, which accompanies the full planning application for various works at 32 Warwick Road, Whitstable, Kent supports the application by addressing the following planning objectives:

1. To enhance and contribute to the appearance, character and social mixture of the immediate area and the general area as a whole.
2. To achieve the above in a way which compliments and enhances the surrounding neighbouring developments.

This statement provides information additional to that contained within the submitted plans, documents and application forms, in particular the site strategy of the development, an explanation of the architectural design of the proposal, an assessment of the visual impact of the development and the access proposals.

The development site falls within **Whitstable Town Conservation Area** as demonstrated on an extract from the local planning policy map below. The site also falls in **Zones 2 & 3 Area at Risk of Flooding**. A separate flood risk assessment has been submitted as part of the application.



### **LAYOUT**

As existing, the property is a 3-bedroom mid-terrace dwelling with living accommodation on the ground floor and bedrooms and bathroom on the first floor. The property also has a rear garden and small front garden and is accessed from the main road frontage. (See existing drawings and photos at the rear of this document for further information).

The proposal is simply to construct a single storey rear extension creating larger kitchen dining area. The extension will have a flat roof with roof light and built out 3.6m as detailed on the proposed plans.

We are also proposing to remove the vertical glazing bars of the front and rear windows (As demonstrated on the plans) and paint the front door and fence in blue (Farrow and Ball – Lulworth Blue no. 89)

## **SCALE**

The existing GIA of the dwelling over 2 floors and loft conversion is approximately 78msq.  
The proposed extension GIA is 12msq

## **APPEARANCE OF EXTENSION**

The materials to be used on this project are as follows:

1. The roof is to be finished with single ply membrane / GRP Roof system.
2. Parapet wall to be finished with coping stone capping
3. All of the rainwater guttering and down pipes are to be black UPVC to match existing.
4. All doors and windows to be Aluminium framed (RAL 7001)
5. The external wall will be finished with off-white render match existing

The extension has been designed taking on board features of the existing property. We have

## **ACCESS / PARKING**

No parking is present on site as existing. Access will not be affected as a result of the proposal. FFL to the proposed extension will match the existing kitchen. Rear doors thresholds will be stepped as existing so the situation is no worse.

## **TREES / LANDSCAPING**

No trees of any stature are to be removed as a result of this proposal.

## **CONSULTATIONS**

We have currently not consulted any parties regarding this application.

## **SUMMARY**

The proposal is simply to extend the dwelling to create a larger open plan kitchen / dining area. The design and finishes have been created to present an interesting, sensitive architectural character and appearance, which is intended to blend in and compliment with the existing buildings and surroundings. We feel that on the basis we are improving the property there is no reason why this application shouldn't be approved.

**32 WARWICK ROAD – REAR ELEVATION**



**32 WARWICK ROAD – FRONT ELEVATION**

