

Southborough

Building Services Ltd
DESIGN & BUILD

DESIGN & ACCESS STATEMENT.

Clients:

Mrs Patricia Chart

Site address:

40 Whittaker Road
Sutton
Surrey
SM3 9QG

Project:

Single storey rear extension.

The existing house is a semidetached 3-bedroom house.

There is a front garden which is paved as a hard standing and offers off street parking for two cars.

Access to the house is via the enclosed porch. Access to the rear garden is via a side passageway, or via the back door from the kitchen extension.

The house has been extended on the ground floor by way of a single storey extension that is only, approx., half the width of the ground floor. This has created an awkward kitchen / ground floor WC area. This combined with the extension on the adjoining property has created a courtyard effect to the rear of the property which has resulted in loss of light to the rear living room and a perpetually damp and uninviting area.

The proposed ground floor extension will provide a usable kitchen and ground floor shower room. It will enclose the courtyard area. The existing boundary wall of the neighbour's extension is currently right on the boundary and it has been agreed as a party wall. The gutter and fascia of this is rotten and needs to be replaced. Currently the only way for the owner to get to this is to access the garden at number 40. The proposed extension will mean that the roof will be repaired, and a new parapet wall will provide complete separation between the two properties and do away with the current requirement for access in case of maintenance.

The adjoining property at number 38 has been extended to the rear, across the full width of the house, the door and window closest to the boundary with number 40 are in the kitchen and the door is glazed with obscure glass. The proposed extension will not be any more intrusive than a standard 3m deep single storey extension on the main rear elevation.

The first floor of the house has a separate bathroom and WC, which means that there is no space for a full-sized bath. The revised layout of the bathroom will allow for a full-sized bath and modern bathroom suite to be installed.

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All the doors and windows are to be replaced. This is due to the fact that they have previously been replaced with windows that do not have the required number or size of opening casements in them to provide the correct levels of ventilation and fire escape requirements.

The existing windows are also of poor quality and are not of a style that is in keeping with the original windows, as seen in the surrounding properties.

Access to the house will remain unchanged. There is no change to the off-street parking or any public right of way.

The proposed extension can not be seen from the street or any other public area or right of way.

There is no need to remove or prune any trees, it is not in an area of biodiverse interest and the site is too small to require a flood risk assessment.

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