



CAD DESIGN BUREAU

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## DESIGN AND ACCESS STATEMENT

For

Remove internal walls and extend the dining room  
and kitchen to form an open plan kitchen/Diner Area.

At

30 Grange Road  
Deal, Kent CT14 9TS for  
Mr and Mrs Pilditch

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## **Objective**

To extend the property to form a large Kitchen Diner with as much light as possible, to re-configure the Ground Floor W.C and Utility room

## **Present Situation**

30 Grange Road is a large 3 Bedroom Semi-detached dwelling on an elongated plot providing a large rear garden, the rear garden laid mainly to grass and has a large outbuilding for storage purposes.

## **Design Requirement**

The specific design required is to create an open plan area looking out to the garden with abundance of light thrown into the area, the Kitchen to be re-located to form part of the open area, W.C. to be re-located and a Utility and rear entrance lobby to be formed.

## **Appearance & Material Selection**

The external Brickwork will be matched as close as possible to the existing brickwork, The fully glazed new gable end will be in an anthracite grey UPVC, double or triple glazed, new windows and door on the North/West elevation to be in White UPVC Double or triple glazed, Roof tiles are to be slate grey of a type such as Redland Interlocking Cambrian Grey and 112mm Rainwater Guttering and Downpipes to be in black.

## **Scale**

The scale of the proposed extension, although large we believe will not be imposing and when considering the length of the rear garden falls within sensible design boundaries and parameters.

## **Vehicle Parking**

No Change to vehicle Parking

## **Access**

No change to primary access