

Design & Access Statement

**139 Waverley Road
Stoneleigh
KT17 2LN**

Prepared for Mr. [REDACTED]

By

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Front Elevation



Side / Driveway elevation



Existing step in roof between rear and side extension at No. 141



Rear elevation



Image from google earth showing similar scale development at No. 135

Introduction

The property is a 3 bedroom two-storey semi-detached house in Stoneleigh, Surrey.

The ground floor consists of the Kitchen, Living, dining & reception room.

First floor consists of 3 bedrooms & separate wc / bathroom.

2 sides (side & rear elevation) are pebbledash finishes.

To the rear of house is single garage that is being used a storage.

Proposed scheme

The ground floor extension consists of a wrap around rear and side single storey extension.

The main entrance to the dwelling will be moved from the side of the house to the front elevation with a new porch proposal.

The existing kitchen will be converted into a utility space and the extension will consist of the new kitchen and extended dining room.

The extension to the side of the existing house will have a shower room, storage and prayer room.

The existing side and rear walls to the first floor will have the pebbledash removed and replaced with rendered walls.

The new extension will consist of rendered walls to match, with a pitched to flat gable roof to the rear and a tiled pitched roof to the side with a tiled hipped roof to match existing that will be visible from the road.

3 skylights are to be provided in the rear & side of the pitched roof.

1No. flat roof skylight provided in the flat grp roof in the rear part of the extension.

New windows to match existing are to be provided with new sliding / folding door for access to the rear garden.

Access to the first floor will be altered.

The existing front door will be closed off and the staircase will be rotated 90 degrees.

No further proposed works to the first floor.

The design and scale of the proposal is informed both by precedents provided by works to several properties in and around Waverley Road.

Access

There will be sufficient off road parking on the existing driveway for 1 vehicle.

Access to the front door from the public road will be moved to the front elevation.

Access to the first floor is currently via a staircase which will be altered and rotated 90 degrees.

The rear ground floor extension to the property will be set at the same level as the retained ground floor and will open into the garden via a new set of sliding / folding doors.

The proposal has been discussed & accepted by the neighbours at no 137 & 141 Waverley Road.

The site is not within a flood risk zone.