

# **Beechwood, 27 Downs Avenue, Epsom KT18 5HQ**

## **Design and Access statement.**

### **Two storey side extension and hall/porch extension. Replacement of existing roofing.**

The property is situated at the extreme south end of the Burgh Heath Road Conservation area. Downs Avenue is predominantly residential and comprises mostly large detached properties of early- to mid-20<sup>th</sup> century construction, with some 1970s detached houses around the junction with The Oaks, some smaller bungalows towards the south end of the road and numbers 25 and 27 at the end of the road, also of 1970s construction.

The house comprises two storeys and has a detached flat-roofed garage. It is faced in yellow 'stock' bricks and has georgian-style timber windows. The main roof is shallow pitched and finished in interlocking concrete tiles ('Stonewold'). The front porch and bay window roof is flat. The house is one of a pair (along with no 25) of buildings apparently built at the same time.

The proposed side extension has been designed to appear 'subservient' to the existing house. It is to be constructed in brick to match the existing and the proposed slate roofing will match the roofing at no. 25 – re-roofed c. 2012.

The extension will provide, at ground floor level, a garage, new utility room and enlarged kitchen. At first floor level there will be a new bedroom and en-suite, plus a replacement for the bathroom lost to provide access to the new area. The hallway is to be extended forward and re-roofed. The new front door will be accessed via a shallow ramp from the garden path.

The front of the proposed garage will, as at present, line through with the front of the house. The proposed first floor will be set back by 900mm. New roof areas will be pitched to match the existing with a small area of flat roof.