

COVERING LETTER

AIMS

The existing annex is of poor quality with no insulation and it is not functional.

We propose the demolition of this existing annex and rebuilding it with an enlarged space which will include a bedroom with a bathroom, a larger kitchen area with a big family sitting/dinning area, an utility area and a small toilet.

SOLUTION

Maintaining the footprint of the existing annex and by enlarging it in just one direction we manage to gain all the necessary spaces without affecting the existing house.

The enlargement would go to the front of the existing annex in a big undefined area which is used as occasional parking.

APPEARENCE

The project respects and maintains the same materials of the main house (brick walls and tiled roof), and in height mirrors the existing ridge of the annex which will be demolished..

All this is in keeping with the character of the main house and uses high quality materials as in the surrounding area.

GREEN SPACE

The extension takes a small part of the gravelled area without affecting the remaining garden.

CAR PARKING

There is no issue with parking as there is a large parking area provided.

BIKE PARKING

Bikes are not affected, all bikes can be still parked in the back garden.

BINS

The bins area is also not affected and will function as before to the side of the annex in the back garden area.

INTERIORS

The large windows will assure natural light and sunshine.

BORDERLINE

The new dwelling would be at the same distance of 3.50 metres away from the borderline fence as the existing annex.

OVERSHADOWING

It does not affect the neighbours.

OVERLOOKING

It is no case of overlooking.