

DESIGN & ACCESS STATEMENT

38 Gordon Road, Belvedere, DA17 6EA **Proposed Part Two Storey & Single Storey Rear Extension**

INTRODUCTION

The owner of this property wishes to upgrade it to provide a home that meets modern standards and provide a new Bedroom for her son who cannot afford a place of his own.

USE

The property will remain as a single dwelling.

AMOUNT

The existing floor area including the Garden Stores amounts to 81.5m². The combined floor area of the new and existing accommodation will total 102.5m² giving 21m² of new floor area. The site area is 290m².

LAYOUT

The revised layout will provide a new common Bathroom and Bedroom with an En-suite on the first floor and on the ground floor a new Kitchen/Day room. The front living room will remain unchanged.

SCALE

The rear ground floor extension is to be extended out 3m from the original main rear wall and will be two stories in height while the single storey extension will infill the rear side up to within 50mm of the boundary line.

The two storey extension will follow the profile of the existing roof. The single storey extension will have a flat roof and a rectangular rooflight.

LANDSCAPING

The new Patio area will be covered with paving slabs while the remaining garden area will be kept as a lawn.

APPEARANCE

The new facing brickwork and roof tiles will match the existing. The pitched roof to the new two storey extension will have the same pitch as the existing main roof.

The new facing brick will closely match the existing London Stock brickwork. Windows and doors along with the rain water goods will match the existing.

ACCESS

The property is on sloping ground, which has meant that there are steps up from the rear garden. These will not be changed.