

## Design and access statement

62 St John's Road, Sevenoaks TN13 3NA

### Description of site:

The site is situated within the urban confines of Sevenoaks, within the Sevenoaks town and St John's Ward. The property is a four story townhouse which benefits from off-road parking and a large rear garden. The property is semi-detached and has been divided into four separate flats.

### Design concept:

The intention is to provide additional accommodation:

- 1) Ground floor a living/dining/ kitchen rear and side extension to include a bedroom ensuite.
- 2) Basement kitchen/ dining to open out into the existing courtyard space and some internal alterations including a staircase from the main hall.
- 3) First and second floor a side extension to include a new shower room on each floor.
- 4) The existing garage will be demolished.
- 5) Skylight in the south elevation existing main roof above the entrance hall of second-floor flat stop

### Scale:

The maximum height will be 4m at the boundary for the ground floor extension and the two story side extension height will be just below the existing eaves of the main roof.

### Appearance:

The walls will be painted render to match with the main dwelling and have a elastomeric felt flat roof with skylights in the ground floor and second floor side extension.

### Sustainability:

The extensions will be well insulated, heated with a condensing boiler and take advantage of passive solar gain on the ground floor.

### Landscaping:

There will be steps leading down to a small paved area.

### Parking:

There will be 4 parking spaces and the entrance posts increased in width.

### Daylight and sunlight:

The ground floor extension has been carefully designed not to cut across the 45° line of light to the adjoining properties window at ground level. The elevation shows that the 45° line of light is not impacted by the proposal.

### Privacy:

It is considered that there will be no loss of privacy to the adjoining properties. Adjoining property number 64 already has a rear single-storey ground floor extension.