



Design & Access Statement Proposed house extension at 21 Emersons Avenue Hextable Kent BR8 7WS

W&M Architects LLP

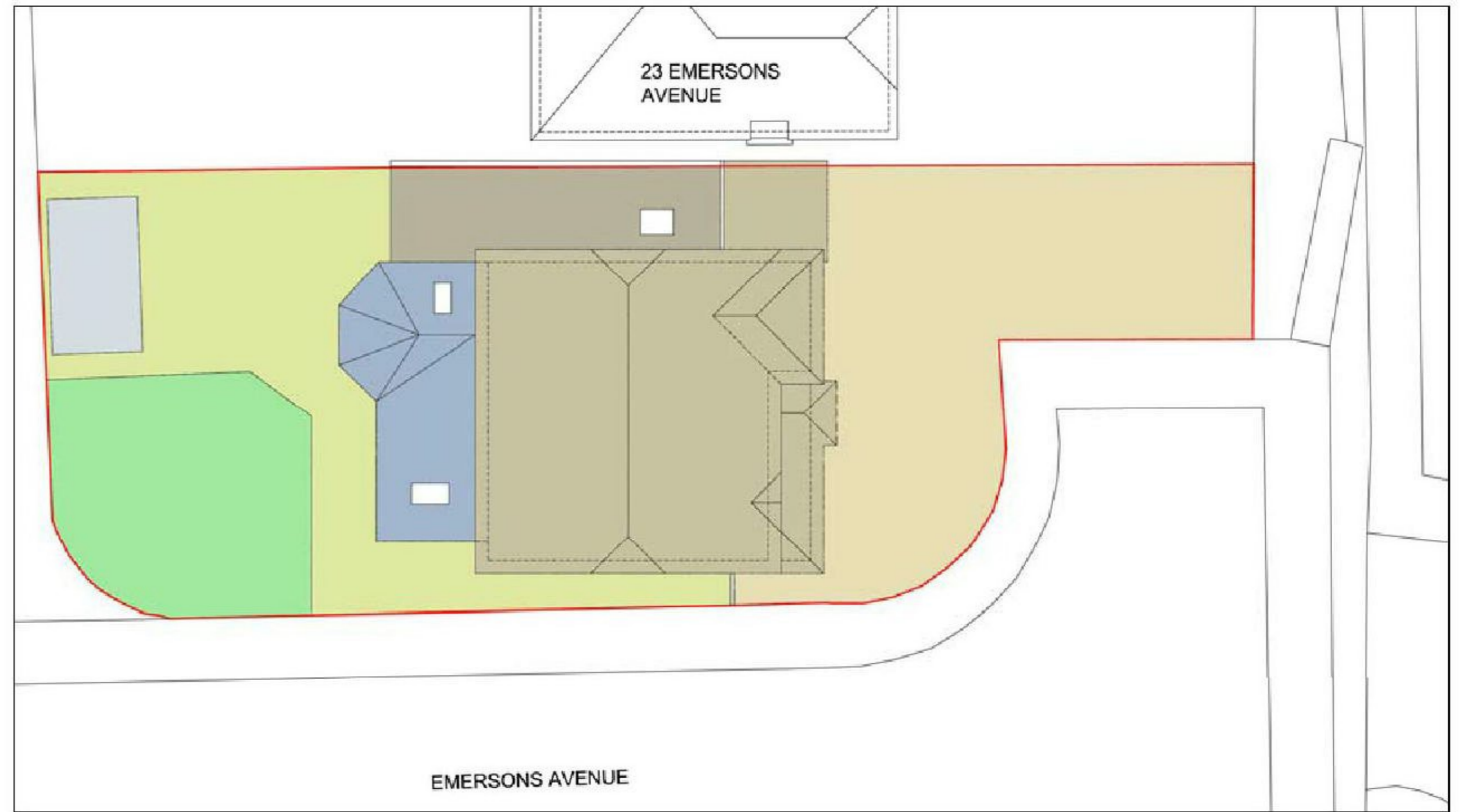
September 2021

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Aerial view of site



Existing site plan

1 Introduction

Pre-App advice was provided by Scott Fisher on 22 September 2021 following the submission of the application design which forms part of this Full Planning Application.

The application is for an extension at first floor level only above existing ground floor rooms and the new floor space thus created (13 sq m) provides an enlarged master bedroom, an en-suite bathroom to the master bedroom and an en-suite shower room to bedroom 3.

The new floor space is needed due to changes to the family requirements.

The proposed extension is set back behind the front facade of the house



Existing view of site from road

2 Amount & layout

The Gross Internal Area of the house 163 sq m taken over the two floors.

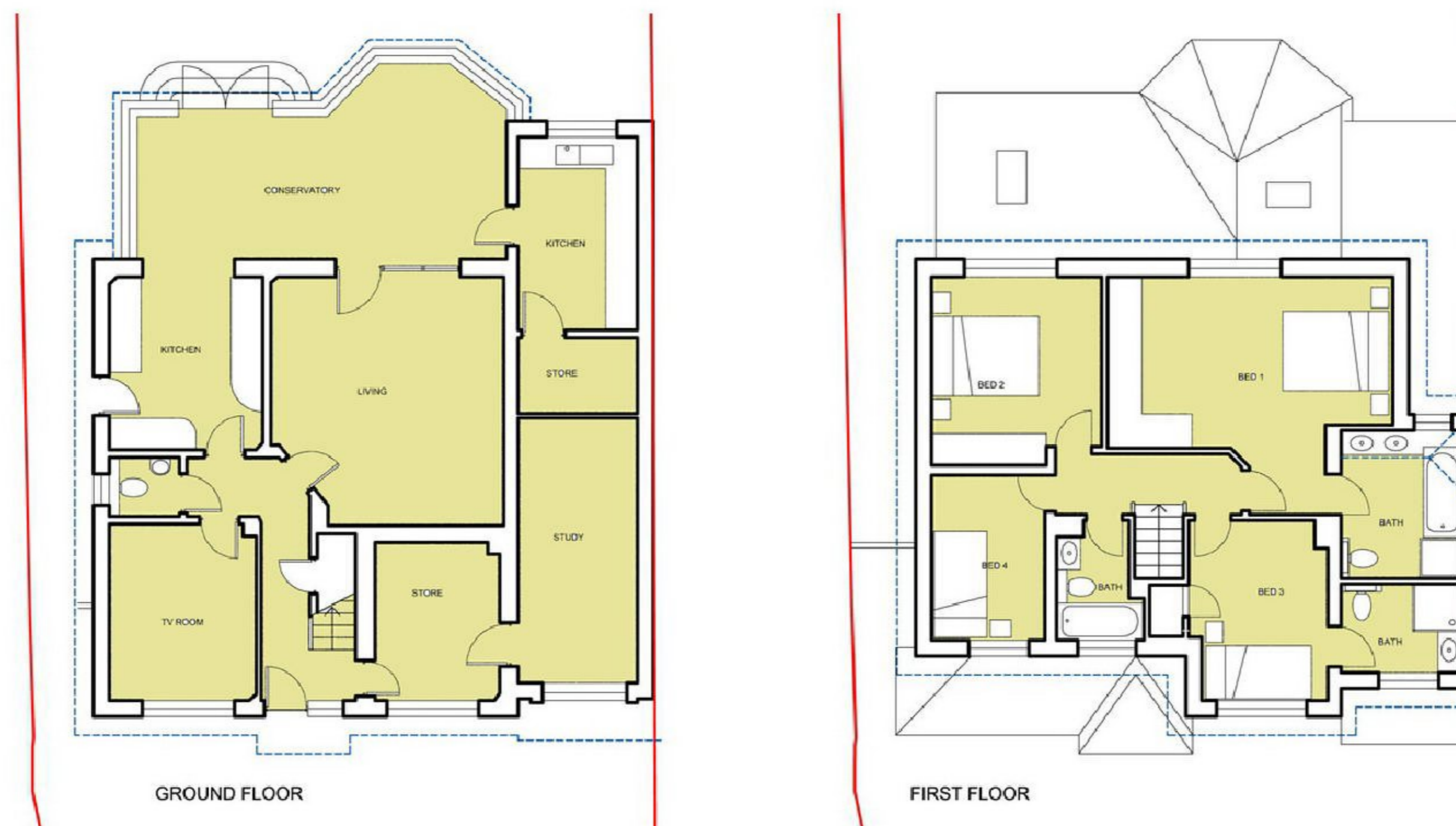
The overall site area is 329 sq m.

The proposed first floor extension is 13 sq m, which will bring the total GIA of this two-storey house to 176 sq m, which is a normal size for this type of house and this location, Many of the houses around the site have been extended to result in similar floor areas.

The house has a generous rear garden which is more than 8m long.

The proposed first floor extension is to the north side of the house only and will only be visible from a limited number of places such as the forecourt area immediately outside (to the east) of the application site and is likely to be seen only by people visiting the neighbouring house at 23 Emersons Avenue.

Proposed floor plans



3 Scale & appearance

The proposed first floor extension is sympathetic to the design of the existing house in scale, height, form, site coverage and materials. It therefore respects the surrounding topography and character of the site.

It will integrate successfully into its surroundings by virtue of these qualities, respecting building lines, spaces and views. The very minor alteration that it will make to the sense of enclosure in the street is minimal, particularly as the extension will barely be visible from the road and only really visible from the forecourt which 21 and 23 Emersons Avenue use.

The extension uses matching brickwork, tile hanging and roof tiles (so far as available materials will allow) to produce a completed front elevation which will look as though it existed all along. The roof form, with its pitched gable ends, is continued over the proposed extension and the tile hung panel which forms a surround to the ground floor window is repeated at first floor level. The frontage of the proposed first floor extension is set back from the adjacent double height brick panel with its gable end above to maintain the visual domination of the gable end element.

The adjacent house, 23 Emersons Avenue, has no windows in its side wall and thus the addition of the first floor extension will have no impact at all on the neighbouring house. There will be no loss of privacy or visual intrusion caused by the proposed extension.



Existing and proposed front elevations showing matching materials and sympathetic style of the extension

4 Other matters

Other salient aspects of the design are:

- There are no changes to vehicle sight lines and pavement crossings
- There are no changes to cycle parking – with space on the shared driveway.
- There are no changes to access for emergency services via the shared driveway.
- There are no changes to disabled access to the ground floor of the house.
- There are no changes to landscaping.
- There are no changes to refuse storage.
- There are no changes to crime prevention measures.
- There are no changes to the security of the house.
- There are no changes to the natural surveillance of the driveway.
- There are no changes to the definition of public and private spaces and ownership will be clear as the entrance off the road and the private driveway will be obvious to visitors
- There are no trees on site or within 3m of the boundary.

5 Conclusion

This application is for a proposed first floor extension to 21 Emersons Avenue.

The design of the extension will be sympathetic to the design of the existing house and will cause no overlooking or loss of privacy to the only neighbouring house, 23 Emersons Avenue.

The materials, scale and form of the extension are completely in keeping with the existing house and will have no disadvantages for the surrounding spaces and properties.

This application should therefore be granted.



Front view of the existing house with the flank wall to No 23 Emersons Avenue to the right