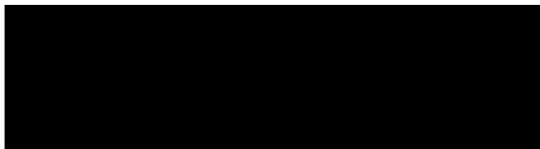




**Planning Additions Ltd**

**22 South Lane West KT3 5AQ**



# DESIGN AND ACCESS STATEMENT

DOUBLE STOREY SIDE EXTENSION

1 ROSEMONT AVENUE

KT3 3EP



CONTENTS	Page
Introduction	3
Site Location and background	3
Proposed Development	3-4
Photographs	4
Access	4-5
Conclusion	5

## INTRODUCTION

This statement has been prepared on behalf of our clients to support their application for planning permission to make alterations to their family house. The proposal is for a double storey side extension. Ground floor to align with the approved 6m rear extension via Prior Notification Application (Ref: 21/02400/PAEXT)

The relevant policies have been carefully consulted and taken into consideration to ensure that the proposal will have minimal impact to the local architectural appearance and character of the area.

## SITE LOCATION AND BACKGROUND

Rosemont Avenue is predominantly a residential area, located in the London Borough of Kingston.

On each side of 1 Rosemont Avenue, there are similar buildings for residential use. The site is close to good transport links, shops, and amenities, and located within an established residential area.

Kingston is a thriving neighbourhood which is becoming an increasingly attractive area and destination for families, commuters and businesses. The area offers good schools, great recreational facilities and a vibrant High Street.

## PROPOSED DEVELOPMENT

The ground floor is to be extended towards the side by 3.2m and align with the approved 6m rear extension to create a lounge with UPVC double doors to give access into the garden and provide the necessary lighting.

The first floor is also to be extended towards the side by 3.2m and setting back by 1m from the front to create 2 new bedrooms and a bathroom.

The proposed UPVC doors and windows are to match the existing rear elevation of the house in order to incorporate the proposed extension in the existing building.

The massing and positioning of the extension were carefully designed to ensure no overlooking occurs to existing windows of neighbouring properties. The extension is subservient to the overall mass and volume of the house.

The design ensures that facing materials in colour and form support local character and distinctiveness, using brickwork, with new roof covering and new glazing to match the existing property. The design will employ similar design motives for door and window frames. All architectural elements are to be restored and repainted to original form to council's recommendations

In designing the building we have been mindful of the need to respect the living conditions of neighbours. The proposal is considered to be an acceptable addition when viewed from the street. The design and layout is considered to complement the character of the area.

We do not believe that the proposal would result in any material loss of sunlight or daylight to neighbouring properties and we believe that its modelling would avoid any sense of enclosure for those neighbours.

## PHOTOGRAPHS



## ACCESS

The proposed property is situated near the main roads, so easy access to bus stops, local shops and other facilities.

The proposal shall not affect the off road parking facility. No trees will be affected and the extension will be constructed to modern standards. Throughout the floor, power sockets, light switches and other controls, such as for central heating, will be placed at a convenient height (between 450 and 1200mm from floor level). Door handles too will be set at a convenient height. Walls and ceilings will be reinforced, as appropriate and necessary, so that grab rails and hoists could be installed if required.

The proposal has been designed to conform to part M of the building regulations such as ensuring that all the people who will be living in the property will have equal access to local buildings and spaces and the public transport system through the doors from the ground floor.

The proposal have been designed to conform to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via access to the front of the property

## CONCLUSION

The proposed extensions would preserve the character and appearance of the local area, and would not result in a significant impact upon levels of amenity enjoyed within neighbouring residential properties. The scale and design of the proposed extensions are subservient to the original dwelling

