

**DESIGN STATEMENT**

**The Proposed Development.**

The property benefits from being end of terrace and having a larger plot. The proposed development seeks to create additional space to accommodate the family of five. With today's climate the brief also requires space for a home office/workshop.

The proposed work includes a double storey rear extension and part single storey extension with a dormer loft bedroom. The property will be refurbished throughout to meet the new building standards.

The new dormer extension and roof will be insulated. The current roof is uninsulated and allows substantial heat loss. UPVC double glazed windows will be used where existing ones have failed or in disrepair. New UPVC windows or Aluminium framed windows will be added to the new build.

The double storey extension to the rear extends 2.5m from the rear wall and is set back from the neighbouring party boundary. It will be built of red stock brick to match the existing. Subtle brick work detailing will be used to break up the elevation but not dominate it.

The dormer extension will be set back from the eaves at a minimum of 20cm and set down from the ridge. There are several dormer extensions in the area with the adjacent neighbour also having one already established. The proposed dormer is not different to those in the area.

The roof of the double storey extension will form a small terrace for the use from the loft room. The terrace will be small and private and make use of a roof space that would ultimately remain a dead space. The terrace will overlook a car park. The closest properties in line of view with the development is 27m away, therefore privacy will not be an issue.



**01 Local extensions & Lofts**



slotted glass window to both front and rear elevation creating a view corridor

brick wall of extension to form new boundary replacing brick wall.

**02 Example Images**

**NOTE**

Site Area = 91.76 sqm

Proposed additional GEA area:

Loft = 19 cubic metres

First floor = 14.37 sqm

Ground floor = 25.93 sqm

P00	Issued for planning	VT	VT	24.11.21
Rev	Description	Drawn	Chk of	Date

**SAFETY, HEALTH AND ENVIRONMENT INFORMATION**  
Based on the use of experienced and competent contractors working to an approved method statement list unusual residual hazards / risks are listed below or the statement "NO UNUSUAL RISKS"

Construction	
C1	
C2	
Operations	
O1	
O2	
Maintenance	
M1	
M2	
Dismantling / Demolition	
D1	
D2	



**10 Fishermans Drive, SE16**

**Proposed**

DRAWING TITLE  
Design Statement  
Local Examples  
Example Images

STATUS	PROJECT NO.			
Planning	10.FD			
DRAWING NUMBER				
A	10FD PL - 100			
ORIGINATOR	DATE	SCALE	SIZE	ISSUE
VT	24.11.21	1:100	A3	P00
CHECKED	APPROVED	NOTES		
VT	VT	USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SETTING OUT.		