

SUNNYFIELD, 7 GEORGE ROAD
DESIGN & ACCESS STATEMENT
OCTOBER 2023

RK
DS

Design & Access Statement

Sunnyfield, 7 George Road, Milford on Sea, SO41 0RT

October 2023

Contents

1. Introduction
2. Amount
3. Layout
4. Appearance
5. Accessibility
6. Flood Risk Measures
7. Conclusion

1. Introduction

The property is a four bed semi-detached property located on George Road in Milford On Sea.

The clients are a professional couple, hoping to enhance the layout to provide more accommodation for their visiting family.

The proposal seeks to replicate the style of the existing property.

2. Amount

The proposed works involve adding a ground and first floor side extension with separate access.

A non-original boundary wall to the front of the property is to be removed to allow for additional parking for two cars.

3. Layout

At ground floor the new extension will adjoin a previous ground floor side and rear extension. A new access will be created from the side return which will enter into an open plan kitchen, living and dining space with double doors out to the garden. An open plan office/storage space to the front of the extension will also contain the staircase to the first floor.

At first floor, the layout provides a double bedroom overlooking the rear garden and a bathroom to the front of the property. The window to this bathroom will be frosted.

4. Appearance

Both externally and internally we believe the proposal will have a positive impact on the property and on the surrounding area.

The extension will match the existing property with red brick to the ground floor elevation and painted pebbledash to the first floor.

The proposed roof which will tie in to the existing roof will be red clay tiled.

New and existing windows and doors will be with white UPVC to match the existing.

5. Accessibility

Pedestrian access remains as existing.

There is off-street parking provided for two cars and the proposal involves removing a non-original low level boundary wall to provide additional off-street parking for another car. There is a level threshold and as such, no dropped curb will be required.

6. Flood Risk Measures

As the property is located in flood risk zone 1 and as such has a low probability of flooding from rivers or the sea.

7. Conclusion

The overall design has been carefully considered to provide additional space whilst ensuring the overall design is sympathetic to the existing and surrounding properties.

We hope you can support this application.