

## DESIGN AND ACCESS STATEMENT:

**Property address: 57 Crombie road DA15 8AT**

Proposal: 3m deep single storey extension in the rear garden with lantern rooflight.

### **Current Style of Local Street:**

It is a traditional terraced and semi-detached houses style set in a nice and quiet sub-urban environment, those houses consist with front garden or drive-way and back garden. They were finished with fair-faced brick, tiled pitched roof and upvc windows with white window frame. Some of the houses have been constructed with rear extension or loft conversion with rear dormer along the local streets according the Google map and planning records.



**Current house and design proposal:**

The existing semi-detached house has living, dining rooms, kitchen, one bedroom and bath room on the ground floor, 2 bedrooms on the first floor. Existing house layout and elevations please refer to existing drawings.

Our proposal: we would like to replace the existing conservatory with a new 3m deep single storey rear extension from the original rear wall and lantern roof light. The new added space will improve the current living space and better suit for modern family's need. The new walls will be finished and matched the existing wall. Adding one small obscure rooflight to the side roof, Please refer to the proposed drawings.

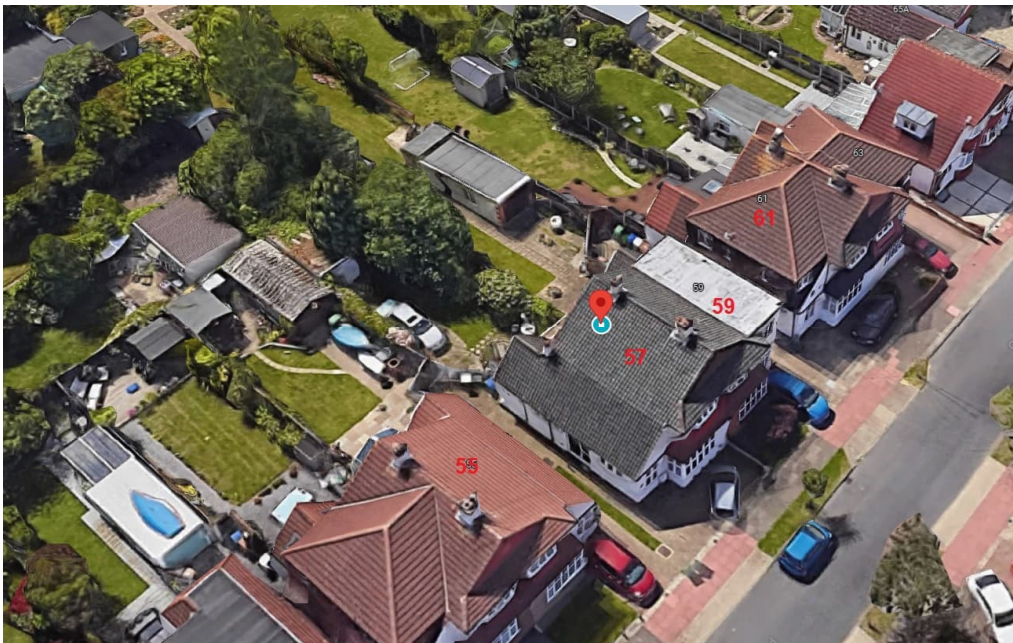


**FRONT ELEVATION**





REAR AND SIDE ELEVATIONS



GARDEN VIEW

### **Building materials and methods:**

We will aim to use all materials to match the existing and reuse the materials where it possible. Also aim to subtle down the effect of the extension and maintain the current style and character of local area. All building method, window style, flashing and external wall style will be matched current house's style, aim to minimize the impact for local residents. Please refer to the proposed drawings.

### **Evidence to Verify Application**

1. The above address house is not listed building or in conservation area.
2. No part of extension is to be higher than the highest part of the existing roof.
3. There are no verandas, balconies or raised platforms proposed.
4. 3m deep extension
5. Eave no higher than 3m, roof no higher than 4m.
6. The new extensions will not bigger than 50% of the curtilage area.

If you have any further questions regarding this application, please do not hesitate to contact me

Many thanks

Best regards

Ray

RAY ART ARCHITECT