

DESIGN & ACCESS STATEMENT

9 Dorothy Evans Close

Demolition of the existing Garage & Proposed Single Storey Rear/Side Extension

INTRODUCTION

The applicant wishes to modernise and improve the existing house that has basically remained unaltered internally since it was constructed in the 1930's. The existing garage is too small to accommodate modern vehicles and is suited for conversion into a Study/Guest Bedroom.

USE

The property will remain as a single dwelling.

AMOUNT

The existing floor area including the garage amounts to 89m². The combined floor area of the new and existing accommodation will total 113m² giving 24m² of additional floor area. The site area is 213m².

LAYOUT

The layout is conventional with the three existing bedrooms on the first floor and general living/cooking areas on the ground floor.

The new Kitchen and Day Room will be housed in the new rear extension and the new Study/Guest Bedroom located within the side extension.

SCALE

The extensions will be similar in size and scale to the neighbouring properties that have been extended.

LANDSCAPING

The rear garden will remain as existing planting beds.

The front garden area will be altered to provide three off street parking spaces similar to several properties in Dorothy Evans Close. The existing drop kerb will not require alteration. It is proposed to resurface the front parking area using permeable brick paving.

APPEARANCE

The existing property is finished with fair faced brickwork to the front elevation and on the rear elevation is finished with pebble dash. The new extension front wall will have an external skin of fair faced brickwork to match existing while the rear will be finished with pebble dash to match the existing.

The new windows and doors will match existing that are primarily white UPVC framed and double glazed.

ACCESS

The access into the dwelling will remain as existing.