



PAUL SCHOFIELD
ARCHITECTURAL DESIGN

4th December 2023

DESIGN & ACCESS STATEMENT

3, THE GROVE, FRIMLEY, SURREY, GU16 8PL

Site Analysis:

The property is a 2 Bedroom Semi- Detached house, approached from a unmade road approached from Grove Cross Road used solely by the residents . The site faces open land to the front.

The property is in need of modernising and updating to a more suitable family home and be in keeping with the other properties in The Grove.

There are 2 x existing parking spaces , these will not be affected by the proposed rear extension.

There is ample parking and turning space to the front of the property in the Grove.

Design principles:

The proposal is to extend the ground floor space with a rear single storey extension, creating a light filled kitchen / family space suitable for modern living. The ceiling will be vaulted to maximise the space created.

Design Solutions:

The external walls will be rendered with K Rend, and roof tiles will be slate to match existing. The doors and fixed gable window above will be anthracite grey aluminum to compliment the contemporary styling

The proposed extension cannot be seen from The Grove.

Given that the proposed extension is not visible from the front elevation of the property it is not considered that the proposed development will have a negative impact upon the neighbouring property.



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Impact on the street scene:

The proposed extension is not visible from the front elevation
Therefore it is not considered that the proposed extension will have a negative impact upon the street scene.

There are no signs of bats to the property. Furthermore, bats are given full protection under UK legislation, specifically under Section 9 of the Wildlife and Countryside Act 1981 and in particular detail Schedule 5 and further protection is given under Regulation 43 of the Conservation of Habitats and Species Regulations 2017. Any bats found during the course of construction, the contractor must call in specialists for advice.

Ground Floor areas as follows:

Existing:

Ground floor 46.56

Proposed

Ground Floor 52.85

Architect & Agent

PS Architectural Design Ltd

Paul Schofield
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