

Design & Access **& Planning Statement**

**Planning to extend existing ground floor extensions to
create larger living area for disabled owner.**

2 Beatrice Avenue
London
SW16 4UN

Introduction & Site Assessment

Existing:

No; 2 Beatrice Avenue is this first house on the Northside of Beatrice Avenue and it's a semidetached period property with hard standing for 2 cars for off road parking to the front with unrestricted road side parking and a large garden with gated side access

The house has part face brickwork, part painted bricks and some rendered panels with a hipped roof to the side and a small feature gable roof at front 1st floor with roofed bays at lower level, rear has a partial width 2 storey rear projection with a partial width brick built single storey extension projecting 3m with clear corrugated roof.

The main house roof is covered with profiled interlocking concrete tiles and the with 2 garden buildings to the rear of the garden,

No Architectural changes are being made to exterior the main house other than re installing a side entrance doorway which was originally there but has been blocked up in the past

Proposed:

Proposed is to extend existing ground floor currently @ 3.0m and extend it by 1.8m to bring in line with neighbors extension and still be within the further most rear elevation by 900mm, this will allow easy disabled access to owner who is elderly and on dialysis and is seeking to make better use of his home and make life easier by remodeling to suit his condition and facilitate storage of full-time dialysis equipment and allow better access to room overlooking garden with easy access to garden buildings with his disability,

The addition to existing single storey extension will be constructed using face brick to match existing as close as possible with timber framed doors and a warm deck roof finished with dark grey fiberglass coating creating clean unobtrusive line so visually this will enhance the look and be in keeping with neighboring property the extended foundation will be minimum and will not project beyond the existing building and be in line with neighbors property.

Parking:

2 existing off-road spaces