

03th February 2024

Design and Access Statement
67 Lorne Road, London, E7 0LL

Proposal: Rear ground floor and part first floor extension.

The work will be carried out in a two-storey, 3 bedroom end of terrace house.

Use: Most of the existing room uses will not change. The existing ground floor kitchen and living area at the rear of ground floor will be extended and existing ground floor toilet will be relocated to allow for new sliding doors to garden patio area. The existing first floor small single bedroom/study at the back of the house will be extended to make a more comfortable room. All other bedrooms and x1 bathroom on the first floor will stay as existing. A new loft conversion will form a new double bedroom with en-suite shower room.

Amount: The total additional gross floor area provided by the proposal is 50 SQM.

Layout: The existing layout and size of the kitchen it is not suitable for as a modern family home, nor is the number of bedrooms. The new ground floor extension will allow for a larger kitchen and dining area, the extended bedroom on the first floor and new bedroom in the loft conversion will give the much-needed bedroom space.

Our building/Landscaping: Replacement of existing dilapidated masonry-built garden shed with new one as shown on drawing LR-05.

Appearance: The project aims to create an architecturally pleasing extension to the house. The brickwork in the proposed extension will be similar to the existing.

Flat roof, resin painted dark grey.

New windows will match existing white PVC frames.

New external double glazed ground floor garden door with powder coated aluminium.

New skylight will be double glazed with powder coated aluminium frame.

Access: the main access to the dwelling will not change.

Emergency Access:

Emergency access to the dwelling will not change.