

# **DESIGN and ACCESS STATEMENT**

## **For Proposed Two Storey Side/Front Extension and Changes to some Existing Fenestration at 7 Woodside Road New Malden KT3 3AH**

**March 2024**

### **1 The Existing Building and Site**

7 Woodside Road is a detached two storey house with rooms in the loft space constructed in the early C20th with a mixture of brickwork, pebble dash and rendered walls and plain tiled roof. It is similar in design to the adjacent houses in Woodside Road.

The plan of the house is effectively unaltered since it was constructed with the main section in the centre of the site and an east wing with kitchen and rooms for staff, stores and sheds with lower ceiling heights, eaves level and smaller windows set back from the main elevation.

### **2 The Proposal**

It is proposed to infill part off the existing inset at the front of the original service wing to provide space for a modern kitchen/dining room at the rear and to create a new utility room with an additional bedroom above it.

### **3 Amenity**

Because of the orientation of the site the proposed extension would not have an affect on daylight or sunlight on any adjacent houses or gardens.

### **4 Flood Risk Assessment**

The Environment Agency does not consider the site to be at risk of flooding.

### **5 Trees**

There are no trees or hedges affected by the proposal.

### **6 Access Statement**

The entrance door threshold will be flush and there is ample room for wheelchair spins in the hall and reception room/kitchen. There would also be ample space for the future installation of a wheelchair lift if necessary.

There is direct access from the kitchen/dining room to the rear garden.

The existing bathroom is 2.5 x 2.0 metres in size and is ample for wheelchair use or installation of a pully system if required in future.

Switches and sockets would be fitted between 450 and 1200 above floor level.