

48 Northcote Crescent West Horsley Leatherhead Surrey KT24 6LY

Proposed Alterations/Building Works

Design & Access Statement

(1) Location:

No: 48 is located on the corner where Northcote Crescent meets Northcote Road just south of its junction with Northcote Close. It is situated on a fairly large plot and currently comprises a detached 2-storey house with an north-south aspect of traditional construction with external walls of face brickwork up to first floor level with tile hanging above and a plain tile covered double-pitched roof with an attached single-storey extension on the right-hand side providing a Garage, Utility Room and Family Room at the rear in matching brickwork with a flat roof.

(2) Proposal:

It is proposed to pull out parts of the front elevation to form a 'new' Cloakroom where the existing front entrance door is located and a 'new' Playroom where the existing Cloakroom/Utility Room and rear entrance door are located and to remove the existing window between these two areas to form a 'new' Entrance Hall with a 'new' front entrance door. It is also proposed to erect a 'new' single-storey rear extension to form an enlarged Dining/Sitting area with associated internal alterations to form an enlarged Kitchen/Living area and to erect a 'new' 1st floor extension on top of the existing Garage to provide a Master Bedroom with En-Suite and Home Office all as shown on the attached drawings.

(3) Design/Appearance:

The extensions have been designed to blend in with the overall general appearance of the property finished in face brickwork and tile hanging at first floor level with plain tile covered pitched roofs to match the existing with a flat roof to the rear extension incorporating glazed roof-lights to provide improved lighting to the ground floor Dining/Sitting area. All 'new' windows, glazed doors and the bi-fold doors in the rear elevation will be double/triple glazed to provide improved thermal efficiency and reduce solar gain.

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(4) Parking:

In similarity with most of the properties in Northcote Crescent the property is set well back from the road, which in addition to the Garage, provides more than adequate off-street parking.

(5) Conclusion:

Our clients are mindful of the sensitive nature of development in the built environment and we have gone to great lengths to ensure that the proposals for the property are both in keeping with and sensitive to the predominant architectural vernacular in the locality.

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