

DESIGN & ACCESS STATEMENT

REV A

23 Stream Way, Belvedere, DA17 6ND

Proposed Two Storey Rear Extension Combined with a Rear Single Storey Extension

INTRODUCTION

The existing property does not have a first floor level bathroom and the rear bedrooms are very small. The rear ground floor kitchen is impractical, old and generally the rear internal/external spaces are underused and require updating.

The immediate neighbouring properties have already been extensively extended to overcome similar problems.

USE

The property will remain as a single dwelling.

AMOUNT

The existing floor area including the Garden Store amounts to 91m². The combined floor area of the new and existing accommodation will total 121m² giving 30m² of new floor area. The site area is 290m².

LAYOUT

The revised layout will provide a family bathroom and a better master bedroom on the first floor. The ground floor extension will provide a new Utility Room, Kitchen/Dining Room and a Patio area. The front living room will remain unchanged.

SCALE

The rear ground floor extension is to be extended out 5m to match the depth of the immediate neighbours extensions. The ridge to the mono pitched roof of the neighbour's rear extension at No.24 is level with the first floor level window cills and as the properties in this part of Stream Way have a south facing aspect, there is little to no overshadowing.

LANDSCAPING

The new Patio area will be covered with paving slabs while the remaining garden area will be kept as a lawn.

APPEARANCE

The new facing brickwork and roof tiles will match the existing. The pitched roof to the new extension will have the same pitch as the main roof and the introduction of a hipped end gives a pleasing, balance appearance.

ACCESS

The property is on sloping ground, which has meant that there are steps up to the front entrance and from the rear Patio up to the garden area. These will not be changed.