

# **DESIGN and ACCESS STATEMENT**

## **For Proposed One and Two Storey Side and Rear Extensions and Changes to some Existing Fenestration at 24 Oaks Avenue Worcester Park KT4 8XD**

**April 2024**

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

24 Oaks Avenue is one half of a pair of semi detached houses built in the mid C20th with a prominent front gable and subservient side dormers. Walls are a mixture of brick and render and roofs plain tiled. There is a wide drive to the side of the house to a garage at the rear.

The original L shaped plans of both 22 and 24 can still be seen but number 24 has had a 3 metre deep single storey infill to the L shape constructed at some time in the past which extends to more or less the boundary line with number 22.

### **2 The Proposal**

It is proposed to demolish the existing freestanding garage and to extend the rear of the ground floor to 6 metres from the main rear wall line of the house. A first floor would be added to part of the rear and side of this leaving a single storey section adjacent to number 22 and a single storey entrance porch and canopy at the front.

### **3 Amenity**

Because of the orientation of the site the proposed extension would not have an affect on daylight or sunlight to the house or garden at number 22 and the proposed first floor extension is well outside the 45 degree line from the jamb of the closest bedroom window there.

The proposed two storey extension is approximately 3 metres from the flank wall of number 26 due to the widths of their respective side drives. During the morning the extension at 24 would produce some additional shading but this would fall on the garage and shed at number 26 which will also act to occlude most of the view of the extension at 24 from the 26 garden.

### **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 and kitchen/dining/family room. 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.

There is ample space for the ensuite bathroom to be extended 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.





26

24

Photograph 1



26

24

Photograph 2

24 OAKS AVENUE KT4 8XD

Photographs 1 and 2

NTS

25 03 24





24

Photograph 3

22



22

24

Photograph 4

24 OAKS AVENUE KT4 8XD

Photographs 3 and 4

NTS

25 03 24





24

Photograph 5

26



24 GARAGE

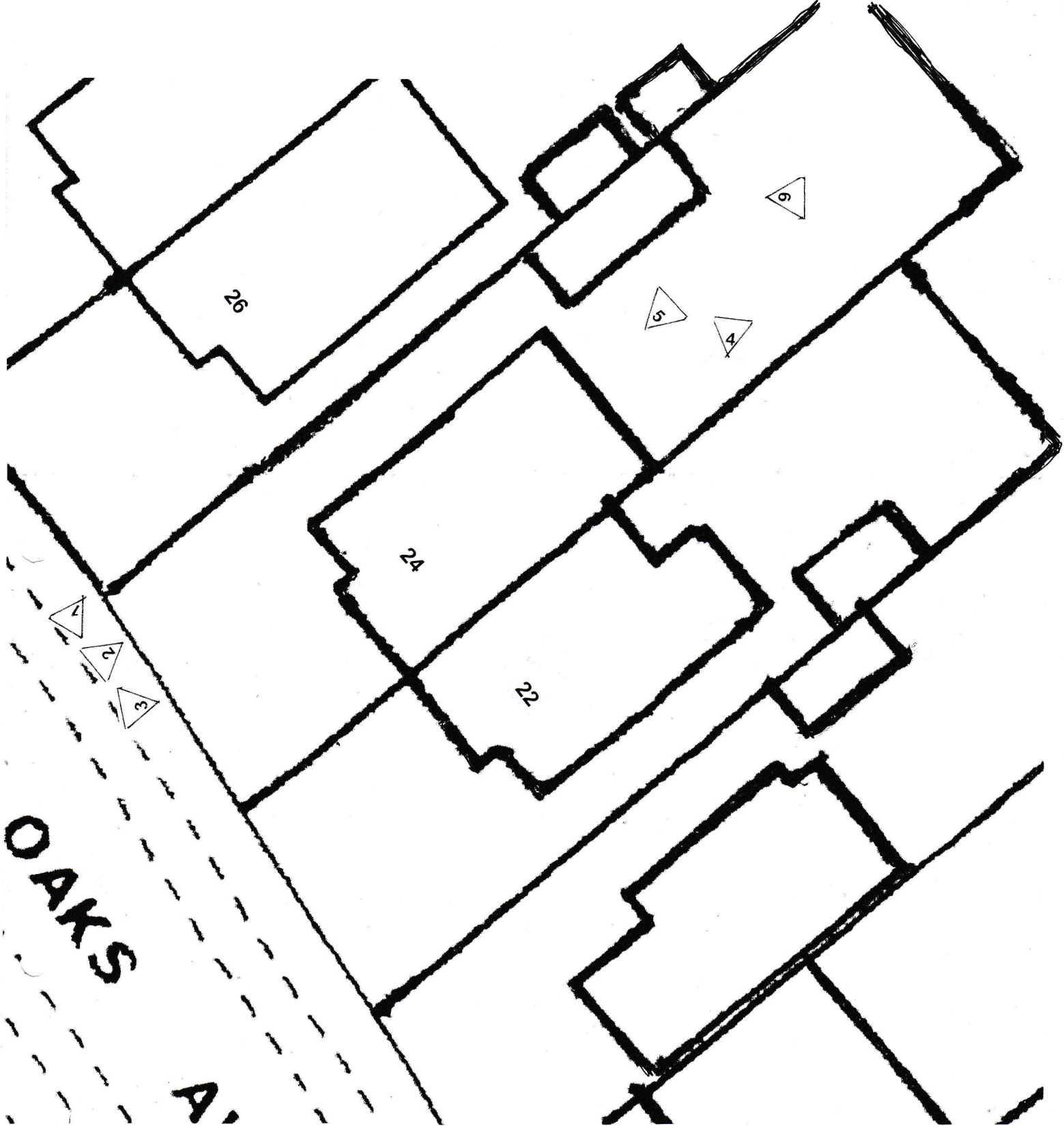
Photograph 6

24 OAKS AVENUE KT4 8XD

Photographs 5 and 6

NTS

25 03 24



24 OAKS AVENUE KT4 8XD

Photograph Locations

1.200

25 03 24