

22.01.18

DESIGN AND ACCESS STATEMENT

USE

The house is occupied as a single-family dwelling with living spaces on three floors. The owners have two children and require more space and are seeking to modify the existing house accordingly

AMOUNT

The current house is approximately 160sqm over ground floor, first and second floor levels. The proposed ground floor rear extension adds 24sqm – an increase of 15% in overall floor area.

LAYOUT

No change to the existing entrance is proposed. There are no changes to the internal rooms uses other than the addition of a bathroom on the Second Floor landing.

SCALE

The proposed alterations do not affect the apparent scale of the building from the street.

APPEARANCE

Warwick Road is not in a Conservation Area. No.7 forms part of a brick detached house. The proposed rear extension will be built with red brickwork matching the main house. The doors to the garden will be thin profile spray coated metal framed to increase the interior daylight. No. 11 has a new rear extension with similar brickwork and metal windows.

ACCESS

The driveway entrance is to be increased by 300mm and the pavement maintained as existing. No other changes are proposed.

VEHICULAR AND TRANSPORT LINKS

These are unaffected by our proposal.

INCLUSIVE ACCESS

There are no proposed changes to access.