

DESIGN# ACCESS STATEMENT

Preliminaries

This Statement makes reference to the following documents:

Drawing No 0162-01 – Existing Ground Floor Plan
Drawing No 0162-02 – Existing First Floor Plan
Drawing No 0162-03 – Existing Elevations & Roof Plan
Drawing No 0162-04-B – Proposed Ground Floor Plan
Drawing No 0163-05 – Proposed First Floor Plan
Drawing No 0162-06 – Proposed Elevations & Roof Plan
Appendix A - Photographs

Introduction

29 Blenheim Gardens is a late 1960s detached two storey house with 4 bedrooms situated on a residential estate of mixed bungalows and two storey houses. There are similar properties on either side. It has a single attached garage at ground floor level with a flat-roofed dormer above – a feature which is repeated on the adjacent properties and appears to be original. The walls are brick-faced up to ground floor window head height and rendered above; the roof has interlocking concrete tiles and projecting eaves. Windows are white uPVC casements.

Proposals

The owner wishes to construct a two-storey infill extension at the rear to enlarge the kitchen and create a utility room at ground floor, with a new family bathroom at first floor. The existing bathroom will then become an *en-suite* to the master bedroom by blocking off the landing door and forming a new door from the bedroom.

Design Considerations

The extension will be formed from brick-faced walls with render above window head level. The side facing wall at first floor will be a tile-hung timber frame extension to the existing dormer with a new section of flat roof merging with the existing one. Viewed from the rear, this will make no 29 match the adjacent houses. The new bathroom window which faces to the side will have obscured glazing. All new windows and doors will be white uPVC framed casements to match the existing ones.

Access Considerations

None of the proposed work affects the existing access arrangements into or out of the building. The front door is unaffected, and the existing side door to the kitchen is replaced by a rear door to the new utility room. Ground and finished floor levels remain the same.