DESIGN AND ACCESS STATEMENT

22 Westbourne Avenue: Mr. Adam Maher



Proposals

- **Proposed Rear Extension:** The main proposal is to replace the existing dilapidated flat roof extension. The extension is of simple form and will have a vaulted ceiling internally and two rooflights to provide light into the plan. The ridge of the extension has been designed so that the existing first floor windows to the south elevation are not altered.

- **Proposed First Floor Extension to first floor:** Using the existing structure of the proposed utility room it is our intention to extend up to the first floor. This will provide a much needed ensuite to bedroom 4 which currently has to go through bedroom 3 to get to the bathroom. The materials and style of this element will match existing.

- **Proposed Garage to Replace Existing:** Due to the size of the proposed ground floor extension there will be no access through to the garden if the existing garage is retained. Therefore, it is the client's intention to propose a single garage further east. This will provide access through to the garden.

- **Proposed Front Porch:** A simple front porch to the west elevation

There are also other minor proposals, please see the proposed drawing 11141/01 and 02.

Amount

- The current floor area is: 158 m2
- The proposed floor area is: 180 m2

These areas do not include existing and proposed garage areas.

Layout

The layout of the proposed extension has been designed to look like an addition to the existing building. The extension orientation focuses on the garden to the east. The first floor extension also has a window in the gable end that looks towards the rear garden.

None of the proposals create any overlooking issues to the neighboring property.

Scale

The scale of all the proposals has been designed to be in keeping with the existing building. The scale of the ground floor extension has been designed to have a low roof, to remain it looking single story. The first floor extension has the same width and ridge as the existing.

The proposed garage has a slate pitched roof on it to replicate the adjoining extension.

Landscaping

The landscaping will remain as existing.

Appearance

For all materials please see Planning Application Forms and Drawing 11141/002.

Use

The use will still remain as a dwelling.

Access

The access into the building will remain.