DESIGN AND ACCESS STATEMENT

14 Kingsey Avenue: Mr. Ross Down



Proposals

- **Single Storey Extension to the East:** This extension has been designed to enlarge the ground floor footprint with minimum impact on the dwelling and surrounding residents. The extension has a pitched vaulted slate roof with velux rooflights, this has been designed to let light penetrate deep into the floor plan.

- **Two Storey Extension to the House:** To the south of the site the house currently has a dilapidated garage. The two storey extension that has been design is to match the existing footprint of the garage. This extension will provide the house with a much needed 4th bedroom.

- **Single Storey Garage to the West:** Several properties in Kingsey Avenue have a garage to the front of the property. We have replicated this, with a timber clad garage to the west of the site.

- **Other Additions:** We have proposed a front porch to the front door. This comprises of a small pitched roof. This gives the front elevation a focus and a noticeable front door.

- **External and Internal Renovation:** Along with the external additions the house is to be rendered. This will make the house more uniform in the surroundings. The internal plan is to be altered on the ground and first floor. For all additions to the dwelling please see the proposed drawing 11073/001.

Amount

- The current floor area [including garage] is: 81.7 m2
- The proposed floor area [including garage] is: 170.4 m2

Layout

The layout of the proposed extensions has been designed to look subservient to the main dwelling. The first floor accommodation to this area has been designed to overlook the garden and no adjoining properties. The ground floor kitchen and dining area has been rearranged to overlook the existing garden.

Scale

The scale of the proposed extension will match the existing ridge. The south extension is set back to again look subservient to the existing dwelling.

Landscaping

The landscaping will remain as existing

Appearance

The proposed materials have been considered as they are currently used in Kingsey Avenue and Kings Road. The materials are:

- White render
- Timber boarding
- UPVC Windows and Doors
- Concrete Pan Tiles to match existing

Use

The use will still remain as a dwelling.

Access

The access into the building will remain.

Neighborhood Consultation

Our client visited both adjoining neighbors at No. 13 and No.15 on the 21st of January; both neighbors were very pleased with the proposals.