DESIGN AND ACCESS STATEMENT

29 Warblington Road: Mr. Gareth Price



Proposals

- **Extension to South West of Site:** The proposals are for a two story extension to match the existing building in style and design. The intention of the extension is to create a larger ground floor plan to include a living dining area.

- **Pitched Roof on Top of Existing Garage:** This existing two story part of the house currently has a mini pitched roof with a flat roof behind. It is our intention to replace this with a full pitched roof that ties in better with the rest of the building.

For all additions to the dwelling please see the proposed drawing 11070/002.

Amount

- The current floor area is: 162m2

- The proposed floor area is: 199m2

Layout

The layout of the proposed extension has been designed to match the existing building. The first floor accommodation to this area has been designed to overlook the garden and no adjoining properties. The proposed ground floor living and dining area has been rearranged to overlook the existing garden.

Scale

The scale of the proposed extension has been design to look subservient to the existing building.

Landscaping

The landscaping will remain as existing

Appearance

The windows and doors will now all be uniform and made of upvc. For all materials please see Planning Application Forms and Drawing 11070/002.

Use

The use will still remain as a dwelling.

Access

The access into the building will remain.