

PAUL EVANS (DESIGN) ASSOCIATES LTD : ARCHITECTS

17th July 2023

Flat A : 8 SWAIN'S LANE N6 6QS

PROPOSED GARDEN LEVEL EXTENSION TO GROUND FLOOR FLAT

Design and Access Statement.

The owner of the garden flat, as a professor of History has need of a study for writing in a space separate from the living accommodation of the flat. At present the flat opens into the raised levels of the South facing rear garden where there is a shed for storage at the paved half level and formal steps up to a further level of garden.

The proposal will extend as a single storey to one side of the garden and will be on two levels. The new build will not obstruct the views or take light from existing windows and will complement the garden and a newly laid patio area. The materials used are appropriate to a garden studio with classical design, finished in natural beige coloured render walls and zinc coloured low pitched roof with a glazed lantern light at its centre.

Heritage Statement

The Victorian period House forms an integral part of Dartmouth Park Conservation Area, The adjacent houses were badly damaged by WWII bombing and rebuilt in various styles thereafter. Number 8 survived mostly intact but has been extended to the west side forming offices and commercial space with car parking filling much of the front garden space. the attached adjacent house was badly damaged and rebuilt. The land to the back of the adjacent estate to the rear was built on part of the original gardens attached to the Swains Lane houses.

Trees

The proposed extension will be 20m away from the two mature trees within the grounds of the estate housing to the rear. The proposal will not affect them.

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REGISTERED ADDRESS : 2 LAMBSETH STREET . EYE . SUFFOLK REG NO 1972371 VAT NO 446 9593 00

Photographs









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