

46 HOLLYCROFT AVENUE - DESIGN AND ACCESS STATEMENT

REV.B – Ref. to new staircase (in section headed 'Landscaping' removed)

REV.A – This statement is based on the one submitted as part of the previous planning permission application, 2009/4288/P which was approved on 17th Nov 09.

USE

There is an existing single-family dwelling house on this site and this planning application seeks to extend it to the rear and to the side. In addition, a new self-contained basement flat is proposed as a separate dwelling.

AMOUNT

This design is for

- a five-bedroom house over ground and two upper floors, of approx 373 sq.m. (gross internal)
- a one bedroom flat at basement level, of approx 95 sq.m. (gross internal)

HOUSE LAYOUT

The existing house (and the permitted scheme) is not laid out well at Ground Floor level, nor does it meet the requirements of modern family life.

- The living room is insufficiently sized for the house.
- The kitchen, where much family life is played out, is at the front of the house, not enjoying any sun or relationship with the garden, and is unconnected to the dining room at all.
- There is no family room where children's toys, for example, can be left out and for TV watching etc.

Our proposals rectify these faults by extending the house by three metres sideways to enlarge the living room (and master bedroom above) and by adding a dining room extension to the rear, adjacent to the proposed kitchen.

On the upper floors, there is only one bathroom and a small shower room to service the existing five bedroom house. We propose en-suite bathrooms to each of bedrooms one to four, and a larger master bedroom as one might expect in houses of this size and value and consistent with current market expectations.

BASEMENT LAYOUT

The basement is self-contained, with good ceiling heights (2.7metres) accessed via the main front door of the building under part of the house (predominantly the new part) to provide a good-sized living room, bedroom, bathroom, kitchen and wc.