

## 11a South Hill Park Gardens

### DESIGN AND ACCESS STATEMENT

#### **Access**

- There will be no change to the present access arrangements. This is solely from ~~within~~ the existing accommodation.

#### **Design**

- This application is for the creation of two new extensions on either side of the central brick feature at the rear of the building. These extensions will allow the owner to extend the number of bedrooms inside the property from two bedrooms to three. This is necessary as the client currently occupies the living room while her teenage children occupy the existing bedrooms.
- The extension to the left hand side of the central feature will house the new kitchen and dining area while the former kitchen will become the new bedroom. The right hand side solid extension will create a larger bedroom 2 which would otherwise be compromised by the new circulation layout and access to the new bedroom.
- Design-wise, the proposal is for the creation of two small pitched extensions (one glazed conservatory, the other being solid) to either side of a retained central brick tower feature which projects from the centre of the building's rear façade.
- The form and dominance of this central feature will remain unchanged due to the small scale of the proposed extensions.
- The proposed materials (white render, slate roof tiles and glass) are in accordance with the building's existing materials. White render is already found on parts of the rear façade on the ground floor, slate is found on the roof and the glass will allow the extensions to provide a minimal impact on the appearance of the building and also on the appearance and character of the South Hill Park Gardens Conservation area. These materials are also in accordance with the recommendations filed by the planning officer in charge of the pre-application enquiry filed on the 13<sup>th</sup> of September (see attached email correspondence).
- The new extensions will have a negligible impact on neighbouring properties.
- The proposed extensions are subservient to the parent building.
- The proposed extensions respect the original design of the building and the traditional pattern of the area. The bulk of the central 'tower' will be visually maintained and the uniformity of the group will be essentially retained.
- The proposed extensions avoid the loss of amenity to adjacent properties.
- The proposed extensions are of appropriate height, not surpassing the property legal line and the depth and volume have been pre-approved by the planning officer in charge of the pre-application enquiry (see attached)
- The proposed extensions also significantly improve the appearance of the rear elevation by replacing the unsightly boiler extension and free-standing shed to the right of the central 'tower'.

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