

DESIGN ACCESS STATEMENT

SITE

Oakeshott Ave N6

USE

The building is a single family dwelling *WITH 4 BEDROOMS*

AMOUNT

The proposal includes a single storey rear extension and a loft conversion.

LAYOUT

The single storey rear extension will form a new kitchen and dining area. The old kitchen space will be opened up to merge in with the new extension. The loft conversion will form a bedroom and en-suite bathroom. The new stairs to the loft conversion will be from the first floor landing.

SCALE

The single storey rear extension, side and rear dormers will be in accordance with drawings provided.

LANDSCAPING

The patio at the rear of the property will be extended but the planting and grass areas will remain the same. There will be new steps formed as there is a difference in ground level from the rear to the front of the garden (see section).

APPEARANCE

The single storey rear extension will be rendered and painted to match with the existing house and every effort has been made to create a harmony between the new and old. A roof lantern has been included to provide a pleasant and health feeling in the new extension and reduces the risk of a dimly lit rear room (existing). The side dormer has been tamed down with a hip ended roof rather than a flat roof and will be tiled in the same roof tiles. The rear dormer is a simple small gable which is glazed and is to form a key feature inside the room and also does not detract the overall external aesthetics of the building.

RECEIVED
03 JAN 2007