

Design and Access Statement

22 Elliott Square.

Site Description and Surroundings

The property comprises a three-storey middle terrace town house, which appears to have been built in about 1965. To the front left there is the door of previous integral garage which is now used as a study. There is an entrance to the right of the garage.

The properties that surround the application site are of the same style and period. Many of the houses in the area have converted the integral garage to form either a kitchen or larger living areas. The look of the front elevations have been maintained by either keeping the garage door or replacing with horizontal aluminium sun louvres.

Design Statement:

This planning application has been lodged to obtain planning permission for a rear extension to provide an enlarged living area.

Planning History

None available.

The works will also require Building Regulation Approval.

Design Considerations:

We have given consideration to the following Design Principals when formulating the scheme.

The style and scale of the new extension has been designed to fit in with the existing building and adjacent properties.

We have ensured the new rear height matches recent single storey developments in the area. The depth of the new extension will be 3m off the original building line. The Design has been developed using the Chalcot Estate Design Guide produced by the Chalcot Architects Forum on behalf of CEL 16.1.2013. First Draft..

In conclusion, our aims are to be sympathetic to the existing structure, using materials that relate to the existing area and surrounding buildings. Our proposals have tried to meet the needs of all those concerned, providing improved accommodation whilst retaining the appearance.