

PROPOSED ROOF ALTERATIONS AND FRONT 2 STOREY EXTENSION

32 NEWLYN AVENUE
EMERSON PARK
HORNCHURCH
RM11 2PZ

DESIGN STATEMENT

Following a pre application meeting with Louise Jarrett on Wednesday 2nd March 2022.

The proposal is to remove the existing roof and rebuild to create new accommodation within the roof space also to extend part of the front to form extended hall on the ground floor with extension to the existing bedroom on the first floor

In accordance with the recommendations from the pre application meeting we have ensured the following.

1. the front projection projects no more than 1m from the front of the existing building
2. we have ensured the roof height is no higher than the existing ridge line
3. as discussed and recommended we have made the rear dormer inset at the sides eaves and ridge to ensure it is well contained within the main body of the roof

We have therefore incorporated all the recommendations made at the pre application meeting.

The Materials to be used would reflect those of the existing building and also those on similar designs around the area.

The proposal would provide a enlarged hallway on the ground floor and extended bedroom on the first floor with addition room in the roof space

PLEASE NOTE THE LOCATION PLAN FROM BUY A PLAN APPEARS TO SHOW NO.32 LINKED TO THE ADJOINGING PROPERTY, THIS IS NOT THE CASE THE HOUSE IS DETACHED