DESIGN & ACCESS STATEMENT

27 Trustons Gardens
Proposed Single Storey Rear Extension

INTRODUCTION
The applicant wishes to modernise and improve the existing house that has remained almost unaltered since originally constructed. The proposed extension will improve the ground floor living accommodation suited for modern day living.

USE
The property will remain as a single dwelling.

AMOUNT
The existing floor area amounts to 115m2 including the conservatory and porch. The combined floor area of the new and existing accommodation will total 149.5m2. The site area is 450m2.
The existing out buildings including the garden room and shed have a combined footprint area of 44m2.

LAYOUT
The layout is conventional with the bedrooms on the first floor and general living/cooking areas on the ground floor.
The existing reception room will be used as a Bedroom for the applicant's elderly father and includes a new en-suite.
The new extension will accommodate the new Kitchen, Living and Dining areas.

SCALE
The extension will be slightly bigger than the adjoining property, but of similar height. Other properties in the area have similar extension such as 19 Trustons Gardens.

LANDSCAPING
The rear garden will remain by and large as existing. A small patio area will be formed across the rear of the extension and a side path maintain for access. No trees or important vegetation will be affected by this proposal.

APPEARANCE
The existing property is finished with a painted rough cast render. The exterior of the new cavity walls will be finished with a self coloured monocouche render. Colour off white to match the existing. The new windows and doors will match existing, which are primarily white UPVC framed and double glazed.

ACCESS
The access into the front of the dwelling will remain as existing while a the new side and rear doors will have a 150mm step up from the out side ground level.