

Design & Access Statement

In Respect of Works to

4 Crockenhall Way

Istead Rise

Kent DA13 9DB

4 Crockenhall Way is a two storey semi-detached dwelling situated on the west side of the road and occupies a plot of 0.025 hectares. It is bounded to the north, south and west by residential gardens, to the east by Crockenhall Way Highway close to the junction with Flowerhill Way.

The site is generally level and is screened from neighbouring properties by hedges and fencing.

There is parking provision for a minimum of 2 cars within the curtilage of the site. There are no trees that will be affected by the proposed works.

The property is a two storey house that has been extended in the past with single storey side and rear extensions. It has a footprint of 81.6 m², with a total floor area of 126.8 m² over the two floors.

The building is constructed of a mixture of face brickwork, pebbledash render and vertical tile hanging. The main roof is finished with concrete interlocking tiles with the side extension roof being part felted flat with a tiled pitched front and the rear extension is profiled polycarbonate.

Currently the rear extension and the neighbours' extension at number 2 share a party wall.

Our proposal is to demolish the existing family room and erect a single storey rear extension with roof lights, a first floor side and two storey front extension together with changes to elevational finishes and fenestration.

The extensions and altered elevations will be finished in painted render and Cedar vertical timber boarding, with white upvc/aluminium windows, roof lights and doors. The roofs will be finished with concrete interlocking tiles to match existing and the rear extension will have a pitched roof with a GRP flat crown.

The proposed works will increase the house footprint to 101.5m² and will increase the overall floor area to 171.0 m² over the two floors. **A total increase of 44.2 m².**

The size and scale of the proposal is in keeping with the size and scale of the adjacent buildings and the wider character of the area.

The fenestration of the proposal is such that it will have no impact on adjoining neighbours in terms of loss of Privacy. The building is sited so that there will be no loss of daylight or sunlight to adjacent neighbours.

The party wall with number 2 Crockenhall Way will remain and Notice 1 has been served on the owners of the property.

As previously mentioned there will be no trees affected by the proposed works.

The parking will remain as existing with 2 parking spaces within the curtilage of the site and the vehicular access remains as existing.

In consideration of the above and the attached plans, we trust you will look favourably upon our application and grant planning consent.