

DESIGN & ACCESS STATEMENT

9 Cygnet Gardens, Northfleet, DA11 7DW **Proposed Single Storey Rear Extension**

INTRODUCTION

The applicant wishes to modernise and improve the existing house that was altered by a previous owner leaving the ground floor with an unnatural layout and poor natural light levels. The proposals will greatly improve this situation.

USE

The property will remain as a single dwelling.

AMOUNT

The existing floor area amounts to 87m². The combined floor area of the new and existing accommodation will total 104m². The site area is 258m².

LAYOUT

The layout is conventional with two bedrooms on the first floor and general living areas on the ground floor.

The new Day Room extension will lead off from the existing Kitchen vastly improving the living space.

SCALE

The extension is 3.2m deep and almost the full width of the original building while the eaves is exactly 3m from the external ground level.

LANDSCAPING

The rear garden will remain as existing. A small patio area will be formed across the rear of the extension.

A small part of the existing brick out building will be demolished and the remaining structure made good.

APPEARANCE

The existing property is finished with fair faced brickwork at low level and render at high level. The new walls will have an external skin of fair faced brickwork to match existing.

The new window will be white UPVC framed fitted with obscured double glazing while the new bifold doors will be white aluminium framed and be fitted with double glazing.

ACCESS

The access into the dwelling will remain as existing due to the difference in levels between the external ground level and internal FFL.