INTERIORSPLUS

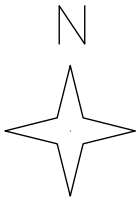
architecture and interior design studio

18B DOVER ROAD EAST, DA11 0RG

DESIGN & ACCESS STATEMENT
26.09.25



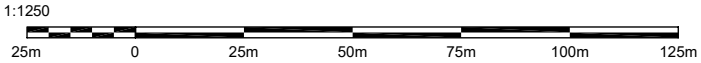
18B DOVER ROAD EAST, DA11 0RG





LOCATION PLAN

SCALE: 1:1250



SS001/LOC 1

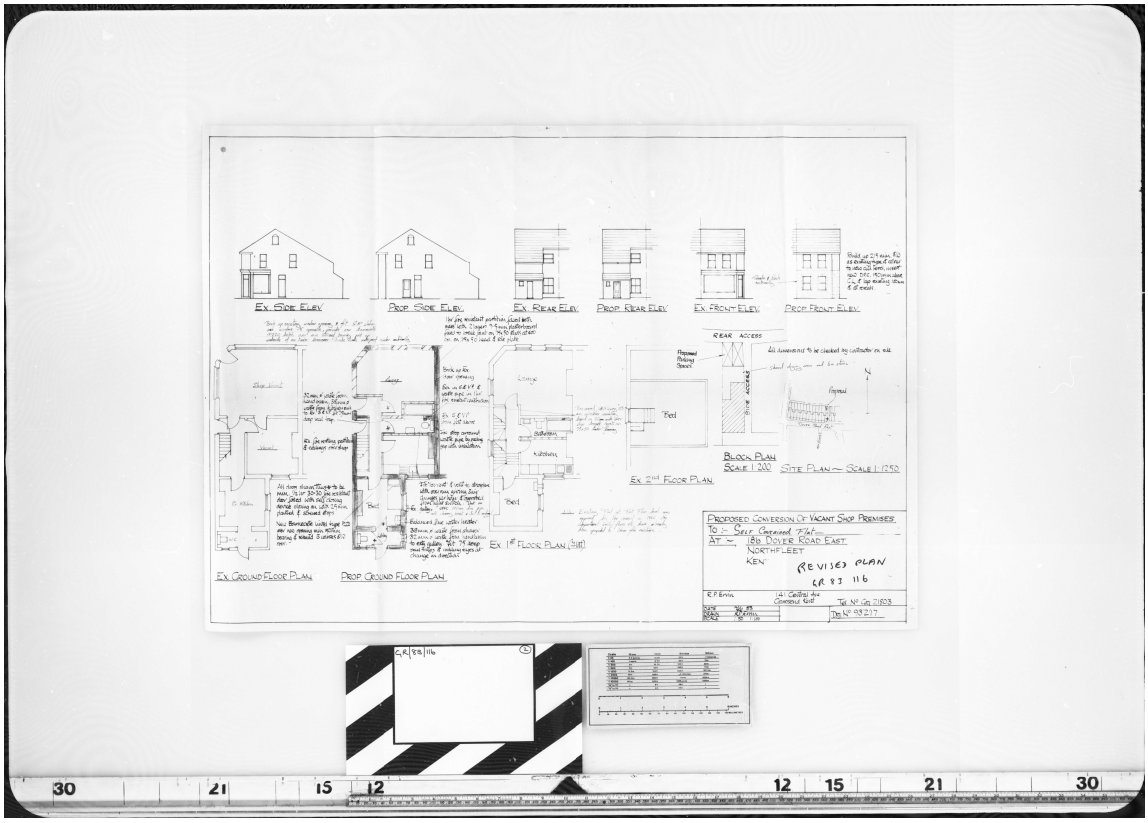
1. What are the Features on the existing site

- The building is a end house terrace which use to be a retail which was made into 2 flats in 1983

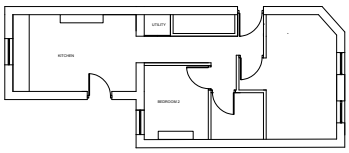
- The properties front elevation faces Dover Road east that has a row of residential on both sides

By extending the property on the side towards the rear, it gives the property a 2 bedroom flat with bedroom sizes following the British Standards and a rear facing living/ dining/ kitchen space. There are neighbours that has had a 2700mm rear extension.

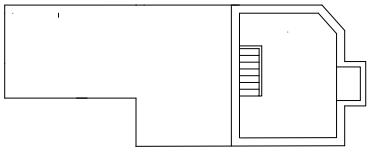
(please find diagram below)



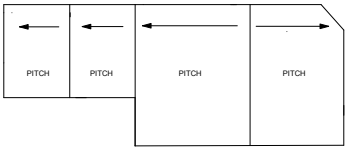
DO NOT SCALE FROM THIS DRAWING, ALL DIMENSIONS SHOULD BE CHECKED ON SITE



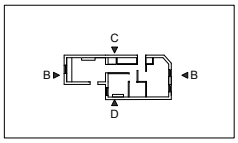
EXISTING PLAN



EXISTING BASEMENT

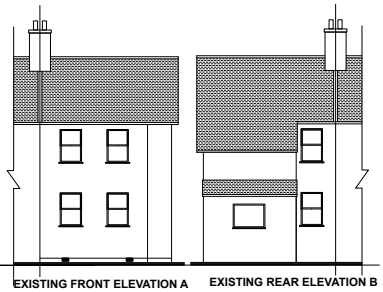


EXISTING ROOF PLAN



EXISTINGFLANK ELEVATION C

EXISTING FLANK ELEVATION D



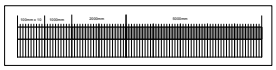
EXISTING FRONT ELEVATION A

EXISTING REAR ELEVATION B

PLANNING ISSUE

NAME:	EIGHT PILLAR PROPERTIES		
ADDRESS:	18B DOVER ROAD EAST DA1 10RG		
TITLE:	EXISTING PLANS AND ELEVATIONS		
SS 001 EX 01	**SCALE:** 1:100 @ A3	**DATE:** 26.09.25	
	REVISON: X	**DRAWN BY:** MRS	

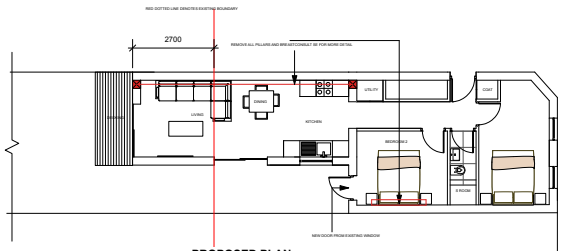
NOTES:



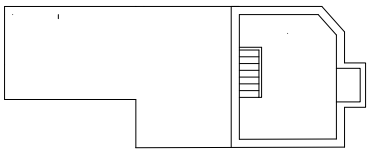
flat 79, 8 selsdon way,
E14 9GR

07956003666
raja@interiorsplus.uk.com

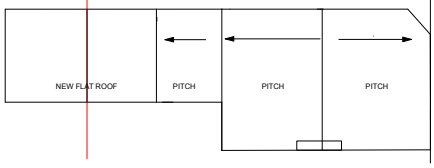
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PROPOSED PLAN



PROPOSED BASEMENT (AS EXISTIING)

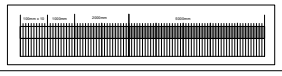


PROPOSED ROOF PLAN

PLANNING ISSUE

NAME:	EIGHT PILLAR PROPERTIES		
ADDRESS:	18B DOVER ROAD EAST DA1 10RG		
TITLE:	EXISTING PLANS AND ELEVATIONS		
	SCALE: 1:100 @ A3	**DATE:** 26.09.25	
	REVISON: X	**DRAWN BY:** MRS	

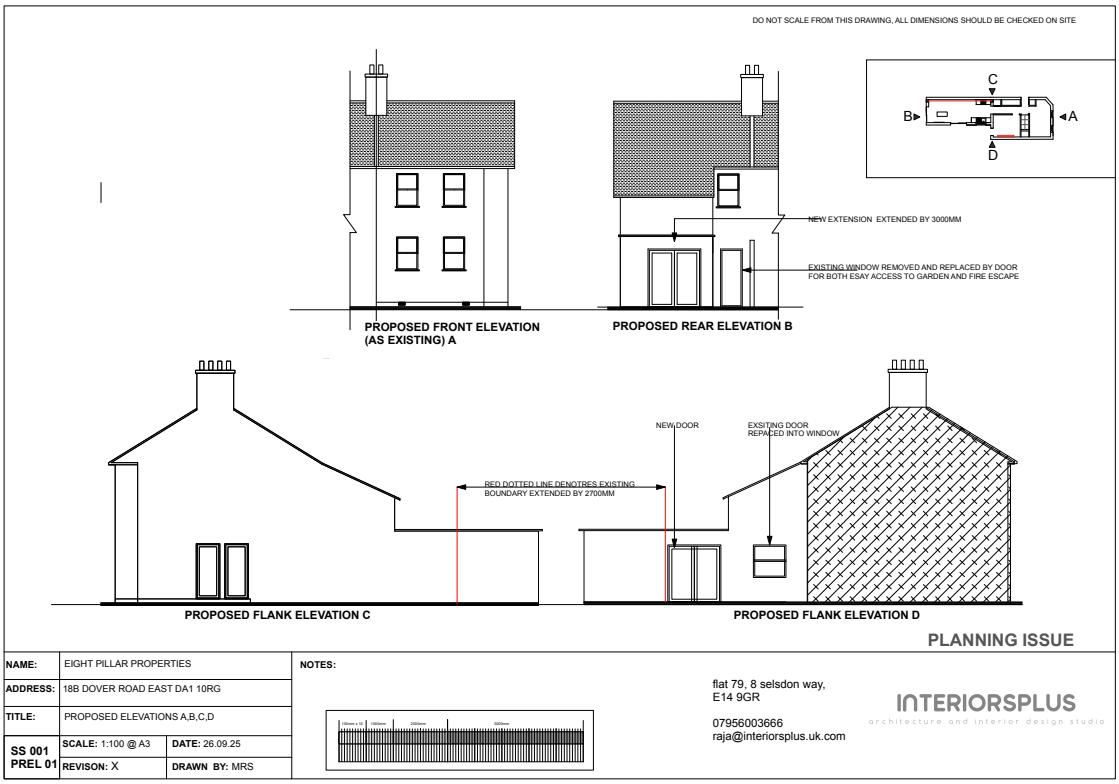
NOTES:



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2. Please provide detail on how access issues have been addressed

- This proposal will not affect access to the site as it exists currently, in fact it will enhance the site as at the moment.

3. Please provide details of the layout of proposed development

- The layout of the proposed development sits well on the site, The side extension is set back and the first 2700mm of it is made of glass, this is to ensure the primary facade of the street is kept prominent.

  The back extension will house a more spacious kitchen and a dining room and living space for the family to use.
  All rooms in this proposed house meets British standards in size and height. There is also enough garden space in the front and rear.

4. **Please provide details of the scale/appearance of the proposed development**

- The height of the proposed development will be similar 3000mm.
- Any proposed materials will be in keeping with existing materials used on the property.

5. **Please provide details of the landscaping in the proposed development**

- There are currently no existing trees but there are hedges at the rear of the site. We are not proposing to plant any trees but keeping the existing hedge on the site.

6. **Please provide details of how Heritage Assets issues have been addressed**

- The property is not a listed building.
- The property is in a conservation area, but the proposed design is sympathetic to this. We have not proposed any alterations to the existing front façade.

PHOTO AUDIT

