

Russell A Broad & Associates.***Architecture*Surveying*Supervision***

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The Architectural Design Studio.

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Design Statement.

**'Stirling Villa', Whitepost Lane,
Culverstone Meopham, Kent. DA13 0TN.**

The existing property 'Stirling Villa' is a recently built (within the last twenty years) 3 bedroom detached bungalow, within Whitepost Lane, Culverstone, Meopham, Kent DA13 0TN.

The existing dwelling sits 'side' on to Whitepost Lane upon a generous yet restricted plot. The accommodation is provided solely to the ground floor. The roof is pitched with a plain tile roof covering, with a gable to the principle elevation and hips elsewhere. The windows and doors are double glazed within white UPVC frames. The general construction is believed to be of cavity walls, with a smooth render, finished in white.

A first floor extension is preferred as this would not remove any garden area. The project is to incorporate the repositioning of the current ground floor Master Bedroom to the first floor, allowing the enlargement of the ground floor children's bedrooms. An additional bedroom will also be provided at the first floor, which will double as a quiet room, away from the everyday distractions at ground floor level.

The proposed additional floor has been designed to incorporate original features of the property IE the principle feature gable. This also echoes the street scene opposite with gables fronting the road. To reduce baulk the remaining rooves will have hip ends. The first floor windows have been positioned to restrict / limit any overlooking, in keeping dormers are also included.

We have also incorporated suggestions made by the local authority, within their pre-application responses, feature full height windows ETC..

CONCLUSION:-

This project is essentially a first floor extension to part of the 'footprint' of the existing bungalow. We believe this has been very sympathetically designed & takes into account the need for additional space while respecting surrounding properties and the street scene in general.

We very much hope this application is viewed favourably & we look forward to receiving your approval in due course.

