

DESIGN & ACCESS STATEMENT

25 Boucher Drive **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.

USE

The property will remain as a single dwelling.

AMOUNT

The existing floor area amounts to 89m². The out buildings amount to 7.5m². The combined floor area of the new and existing accommodation will total 115m². The site area is 262m².

The existing out buildings will be demolished leaving the adjoining owner's outbuilding fully intact.

LAYOUT

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

The Kitchen will remain as existing and the new extension will provide a shared space for the Dining and Day Room areas.

SCALE

The extensions will be similar in size and scale to similar single storey extensions in this area. The eaves height will be 2.985m.

LANDSCAPING

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

APPEARANCE

The existing property is finished with fair faced brickwork. The new walls will have an external skin of fair faced brickwork to match existing.

The new window and side door will match existing which are primarily white UPVC framed and double glazed.

The new bifold doors will be made up of white powder coated aluminium frames, double glazing and be fitted with trickle vents.

ACCESS

The access into the front of the dwelling will remain as existing while a new side access door will be provided into the new extension.