

17-09-26

DESIGN AND ACCESS STATEMENT FOR PROPOSED
PART SINGLE STOREY REAR EXTENSION AND
LOFT CONVERSION TO
14 LIME AVENUE GRAVESEND DA11 9PY

USE OF THE LAND

This is an existing semi-detached family house in a residential area.
We propose to add a part single storey rear extension and a loft conversion consisting of a new rear Dormer.
We have also proposed a “Hip to Gable” roof-This will match the other half of the semi-detached house, giving a balanced front elevation.
It will also match no.12 Lime Avenue also hip to gable and tile hung.
There is also an existing part rear extension that we proposed to incorporate into a full width rear extension.

AMOUNT

Area to be added 11.5 M2 to rear extension
38.6 M2 to Dormer and gable
Total area 50M2

LAYOUT

As indicated on the attached plans-

FLOOD RISK ASSESSMENT

This is a non-risk area.

SCALE

The proposed scale of the extensions are in keeping with similar local residential proposals

LANDSCAPING

Both front and rear gardens are established.

APPEARANCE

The final appearance of the building would be in keeping with similarly local extended properties. The rear Dormer would be set back a minimum of 200mm to ensure it does not overwhelm the main roof.

ACCESS

Access to the development will be using the existing front and side entrance.

General maintenance will be by tower scaffold.
