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Design and Access Statement

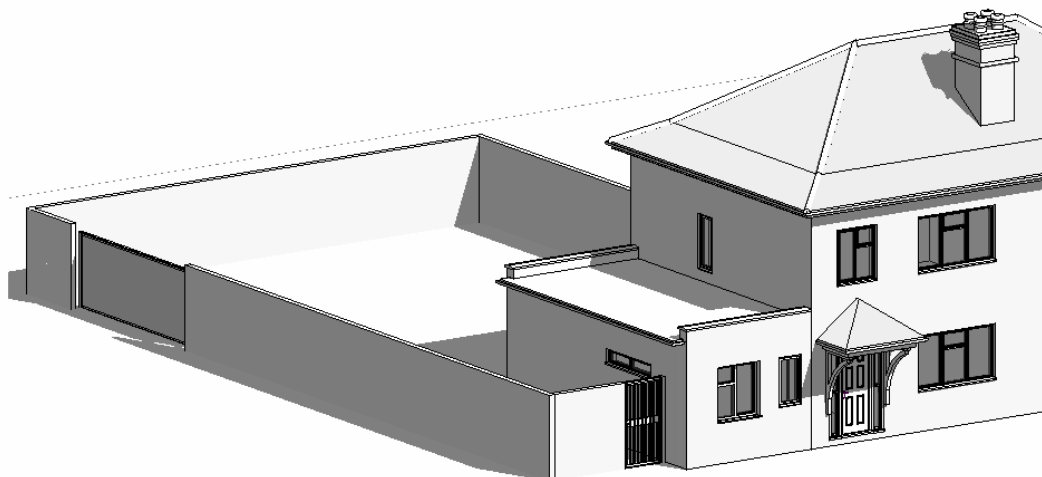
Per Application Advice for a Proposed Changes to the Demolition of single story Extension and Erection of double story two bedroom house at 2 Adelphi Crescent UB4 8LY.

The proposals comply with the Permitted Development guidance as set out below:

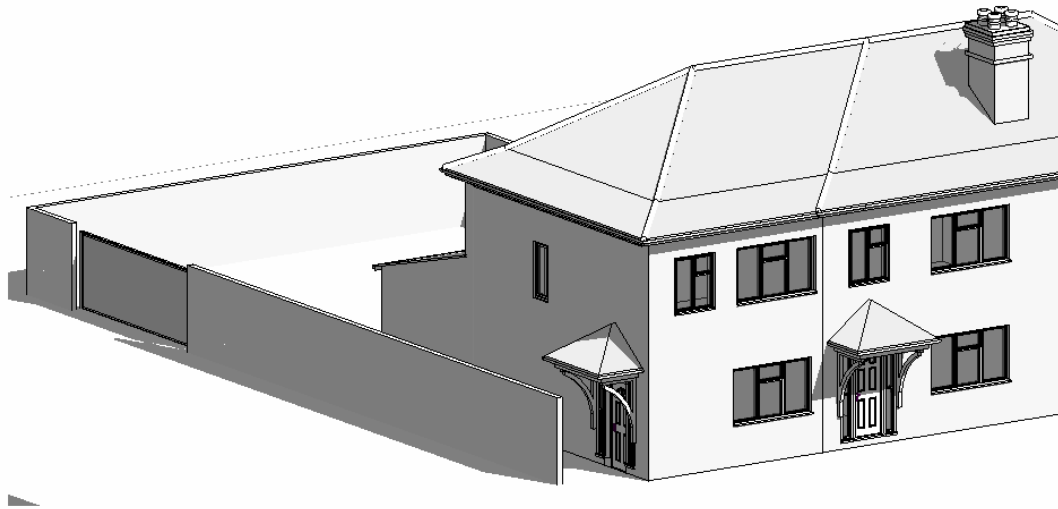
No part of the works exceeds the height of the highest part of the existing roof

- No part of the works will extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house.
- The materials used in the exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing building.

Existing View

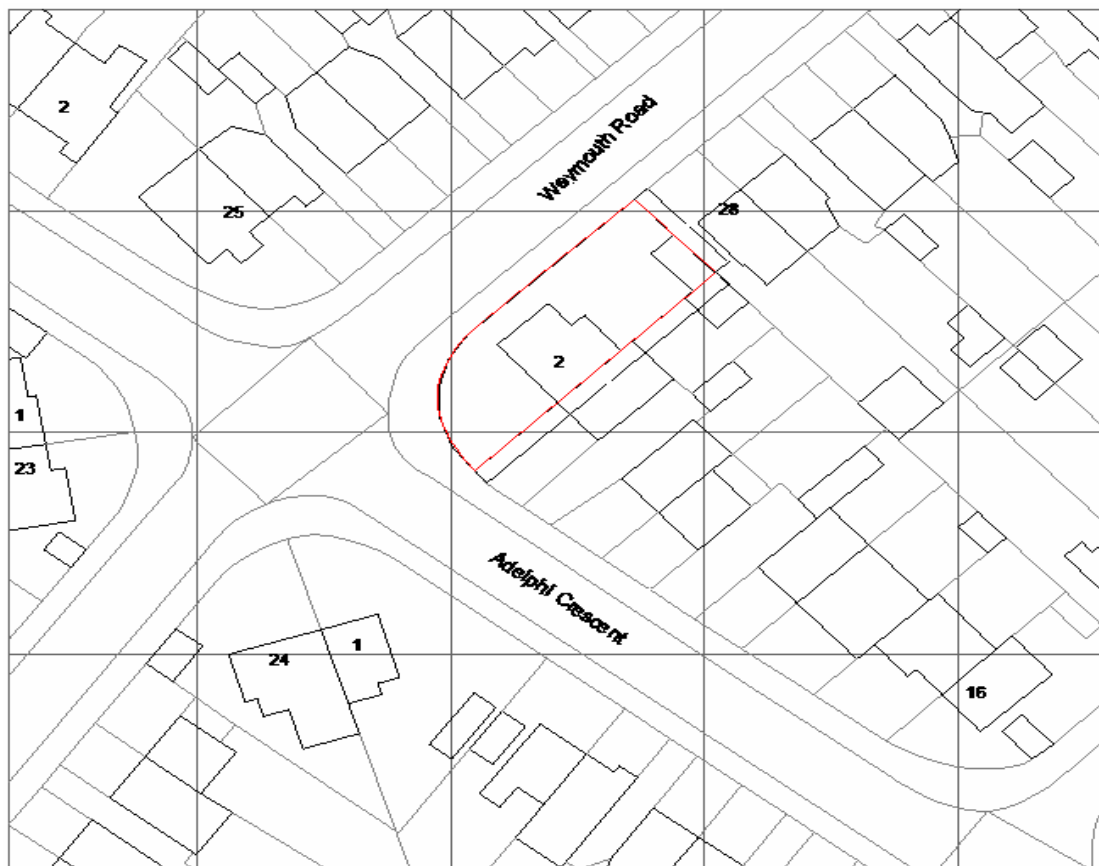


Proposed View



Local Area

The local area within which the site is located is in Sutton. The application site is situated at 2 Adelphi Crescent UB4 8LY.



The existing house is typical of dwellings within the immediate vicinity, being a semi detached domestic property constructed of Pebbledash and Render externally, with a tiled pitch roof. As with many properties within the area the dwelling benefits from a large rear and front garden.

Design Principles

The design has been based on the following principles:
A domestic extension to update and modernise a tired residential building.
To ensure that facing materials in colour and form respect the local surrounding development, using block work and Pebbledash finishing with new roof covering and new glazing to match the existing property

Proposals

The layout of the Proposed Changes to the Demolition of single-story Extension and Erection of double story tow bedroom house.

The proposals are to construct a double story tow bedroom house.
The proposal has been designed to respect the form the existing building.

The size of the double story tow bedroom house.
Has been maintained at a modest size in relation to the size of the existing site.

The size of the double story tow bedroom house.
Has been kept to a smaller scale to ensure that it causes no adverse effects on the amenity of neighbouring properties.

Please find the Size of the proposed The size of the double story side extension.
Dimensions in the ground floor plan, first floor plan and Elevations and Sections.

Vehicle Parking

The existing parking provisions will not be affected by these proposals.