



Design and Access statement

Introduction

This is a design and access statement prepared by Lewis Wilkes of Jeffery and Wilkes, on behalf of Mr Greg Wilkes. It accompanies a planning application for a loft conversion and construction of a rear extension with ground floor and loft floor habitable space. A separate lawful development application has been made for a single storey extension and conversion of the hips of the roof to gable ends under reference 74180/APP/2018/3435.

Any reference to left, right, front or rear is taken as if you are standing within the garden of the property, looking at the building. 48 Keswick Gardens is hereinafter referred to as 'the property'.

Layout

The property is detached and currently only has habitable space on the ground floor. The garden is considered to have much depth with no properties overlooking its rear elevation (***Images 001-003***).

Scale

The property measures approximately 10.8 meters in width with an eaves height of approximately 3.1m and an overall height from external ground floor to external ridge of approximately 7m.

The dormer has been set in slightly to have a visible roof slope of the main roof.

Similar developments are common surrounding the property, such as 23 Keswick Gardens and 25 Keswick Gardens.

Appearance

Keswick Gardens was built around 1930. The property is constructed of facing brickwork and yellow render with white upvc framed windows, brown plain concrete roof tiles and a Tudor style timber framed brick gable end to the front elevation. The proposed development will be very similar to the neighbouring properties: 23 (***image 004***) and 25 (***image 005***) Keswick Gardens (Planning references for current property appearances: 19913/APP/2011/25 & 68525/APP/2018/1264). The two chimney stacks on the existing rear roof slope are to be removed as part of the construction of the rear dormers.

Use

The proposed loft space will include three bedrooms, an en-suite bathroom, a family bathroom, a hallway and storage at low levels. The loft space will be accessed by the permanent staircase installed in the ground floor hallway. The rear addition flat roof height must be no less than shown on the plans to allow an even ceiling height between the original house and the rear addition.



Thumbnail images

Image 001



Image 002



Image 003



Image 004



Image 005

