

Design and Access Statement

6 Larches Avenue

SW14 8LX

INTRODUCTION

Lawful Development permission is sought for the construction of a rear dormer loft extension, and a ground floor rear extension

SITE AND SURROUNDINGS

No 6 Larches Avenue is a mid terrace property situated in a cul-de sac in the London Borough of Richmond upon thames.

The property is not in a conservation area.

PROPOSED DEVELOPMENT:

The proposal is to

a: construct a rear dormer loft extension .

The additional cubic volume will be less than the maximum allowed within the guidelines. Therefore meeting the criteria for lawful development

The dormer to be clad with rosemary tile to match existing, with EPDM Membrane as roof covering

A juliette balcony is also proposed

B: construct a ground floor rear extension.

The extension to be constructed within the property boundaries, extending three metres from the rear wall of the main property.

The eaves will not be higher than 2400 above finished ground level

The eaves of the projected duo pitched roof would be 3800 above finished ground level, thus meeting the criteria for lawful development.

The front face of the extension will have sliding doors installed with patent glazing panels above.

The construction to be of brick to match existing, with a tiled roof covering to match existing.

CONCLUSION

The overall proposed development would not result in any change in style and outlook of the property. Compared with similar developments adjacent.

To this end we are applying for lawful development consent for the proposals as designed.