Extension at 33 Sandhurst Avenue, M20 1ED

Design Statement

The extension is proposed to provide accommodation at ground floor only. This will be an enlarged living room (with sliding, folding doors to the patio), a wc/shower room, utility room for washing machine etc, and studio /office. This accommodation is needed because I need space for artwork, further kitchen /utility space, downstairs wc and an enlarged dining area.

It is all single storey to minimise impact on neighbours. Externally I have proposed simple modern and natural materials. Those existing in the street consist of red brick, white render and black/dark grey timber and roofing. I have followed this theme with white render and dark grey roofing. Window frames are also dark grey. The palette is similar to the larger development next door at no35 which has received consent.The external works will be improved and enhanced with natural stone paving, block paving and new soft planting.

Accessibility will be improved through the provision of a ground floor toilet with all new accommodation at ground level.