

DESIGN AND ACCESS STATEMENT

Proposal: PART SINGLE-STOREY, PART DOUBLE-STOREY REAR EXTENSION, AND SIDE GARAGE CONVERSION FOLLOWING DEMOLITION OF EXISTING GARAGE

Address: 49 BAMFORD STREET M11 4FE

Date: 28/12/2023

The Property

This application is for permission to create **part single-storey, part double-storey rear extension, and side garage conversion following demolition of existing garage**. Please see architectural drawings submitted with this application.

Layout

The internal floor layout shall be minimally changed to integrate the new extension with the main house. The existing garage will be taken down and a new one built on the side of the house. Please see attached proposed designs.

Materials

The materials to be used in the extension shall match the existing building's materials. The colours shall match the existing building. Roofing tiles shall also match the existing roofing tiles.

Effect on, and appearance of the property:

The proposals will have a negligible effect on the original features of the Property and will seek to enhance it by adding more internal space. The existing building features including materials, colour, and appearance will be maintained at all times. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

Access

All external access shall remain the same and unchanged.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

If you require further information or clarification, please do not hesitate to contact me.

Dr Kanadi Jagafa

Director

Mason and Marlowe Ltd

07551568335