

Design Statement

For: - Ground and First Floor Side Extension, Front Porch and rear Balcony

At: - 34 Wilmar Drive Salendine Nook HD3 3XG

Design

a) Side Extension and Porch

Size and proportion of existing window openings to be repeated on the proposed extension. Front and rear elevations to line through with the existing dwelling, however the front elevation is broken up to prevent terracing effect with the addition of a porch and linked hipped roof across the elevation.

Please also note appendix 1 & 2 which shows similar recent extended property at 28 Wilmar Drive. Numerous other examples can also be noted on adjacent street.

Materials to be UPVC white windows and doors with the external walls to be 'Ivory' colour-through render and red brick. Included within the red brick work is the existing brick banding to the extension, noted just below sill level at ground floor. The render and brick proportions will be the same proportions as the pebble dash/brick to the existing elevations.

Roof tiles to the main roof and the lower porch/hipped annex to be concrete interlocking to match the existing roof covering.

b) Rear Balcony

The rear balcony will be supported from a block and beam structure and positioned to allow level access around the building footprint from the front elevation. The height of the balcony (traditional external floor level) is exaggerated due to the rear garden levels significantly falling away from the building.

The hard surface of the balcony to be stone type flagging.

Ref :- 02/Dec/2016

Appendix 1- 28 Wilmar Drive (2No Photographs)

