



RIBA



Broadfield Road,
Folkestone Kent CT20 2JT

DESIGN AND ACCESS STATEMENT

Agent: JV Architects

Applicant: Ms Lexie Kirkconnell-Kawana

Site: 12, Invicta Road, Folkestone, Kent, CT19 6EY

THE PROJECT INVOLVES A SINGLE-STOREY REAR EXTENSION WITH INTERNAL ALTERATION.

Introduction:

The site is located at 12 Invicta Road, Folkestone, Kent. CT19 6EY. The surrounding area is residential. The existing property is a terrace building. Our proposal is a single-storey rear extension and removal of existing internal walls to enlarge the existing kitchen and dining area. There will be no visual change to the street scene as the extension is at the back of the property.

Scale and layout:

Please refer to the following drawings with respect to scale and layout of the existing/proposed building and site:

- 2018-01 Location Plan
- 2018-02 Existing Site Plan
- 2018-03 Existing Floor Plans
- 2018-04 Existing Elevations
- 2018-05 Proposed Site Plan
- 2018-06 Proposed Floor Plans
- 2018-07 Proposed Elevations

Appearance:

The materials to be used in the construction will match those used in the existing building to ensure that the external appearance matches and will not detract from the original character. Please refer to the following drawings:

- 2018-04 Existing Elevations
- 2018-07 Proposed Elevations

The existing appearance consists of the following materials:

- Roof: Concrete Tiles
- Walls: White Render
- Window: UPVC White
- Doors: UPVC White
- Rainwater Goods & Downpipes: UPVC Black
- Flashing: Lead



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The proposed appearance consists of the following materials:

- Roof: Concrete Tiles
- Walls: White Render
- Window: UPVC White and Powder Coated Aluminium
- Doors: Powder Coated Aluminium
- Rainwater Goods & Downpipes: UPVC Black
- Flashing: Lead

Landscape and Access:

The boundary is defined by timber fences and brick wall. Pedestrians and vehicles will be able to access the site off Invicta Road. Access to the rear of the property will only be possible from the house itself (see figure 1).



Figure 1 – Existing Back Terrace