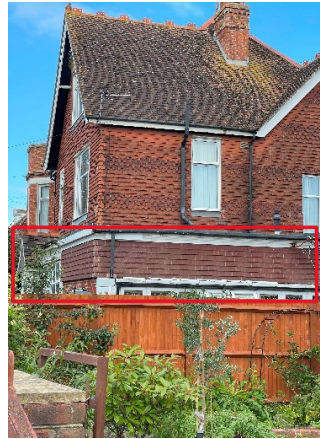


Design & Access Statement



Document reference:-

399 - D1

Proposed Development Site:-

Flat 2, 18 Julian Road, Folkestone, Kent, CT19 5HW

Proposed Development:-

To demolish an existing conservatory and extend the existing ground floor flat to provide a larger living space and an additional bedroom for a young family.

Listed building consents & Status

Not applicable to this proposal.

Assessment of Surroundings of Proposed Development

The existing property is in a residential area of Folkestone which is made up of mainly housing and amenities. The property is close to Radnor Park to the East and Folkestone Central Station, a Morrisons supermarket and Victoria hospital with a minor injuries and walk-in centre are both within walking distance.

Consultation:-

For a development of this size i.e. an 2.5m x 5.4m rear extension, consultation has not been necessary

Evaluation:-

The existing environment has not effected the proposal. The proposal will be in keeping with its current surroundings.

DESIGN COMPONENTS

Proposed use/s:-

The proposed use is merely an enhancement of the existing use and fits in with the local area.

Amount and density of development:-

The proposal does not alter the density of surrounding area.

Layout:-

The layout only increases the footprint to the rear of the property. No consideration was needed in respect of local roads, pathways and landscaping as there is no proposed effect.

Scale:-

The proposal actually reduces the height by losing the hanging tiled area highlighted in red above and only increases in plan by approximately 13.5m²

Landscaping:-

There are no proposals to alter the existing landscaping.

Appearance:-

The existing extension is not in keeping with the original building. The current extension has mismatched brick work and hanging tiles [Fig,1]. The new extension will be rendered to eliminate the possibility of mismatched materials.

ACCESS COMPONENTS**Technical advise:-**

In the initial planning phase it is recognized that the works will be 'Controlled' in accordance with the Building Regulations. Technical plans will be produced for submission in the Building Notice.

Relevant Policies:-

There are no new development policies in place that effect or influence this proposal. The environment input to this proposal significantly reduces the carbon footprint by using the latest insulation in the roof and structure. There will be a reduced glass area and new glass will have a greater thermal performance than the existing doors and windows.

Degree of access:-

The proposal doesn't not require special access for its current use/proposal as a single dwelling, no changes to the original dwelling are planned, it will however be possible to provide ramped access to the side of the proposal if there is a requirement in the future.

Future access requirements:-

As stated above future changes to access requirements if required in the future can be accommodated at a later date if access requirements change. This would be via an access ramp to the side of the existing dwelling

Emergency access:-

There is no change to access for emergency services.

Additional access information applicable to this statement:-

Not Applicable

Fig.1

