

Design Statement - 399 St Albans Road West

It is proposed to extend the existing three bedroom, two reception room property to the rear and side whilst adding a porch and small extension to the garage at the front.

A small extension exists to the side of the property, to the rear of the garage. This is a poorly utilised space and the proposals are to provide a utility room and WC whilst extending the kitchen to the side and rear. The lounge will also be extended to the rear of the property in line with the kitchen.

A master bedroom with en-suite and dressing room is proposed over the garage. This will be kept 1.0m away from the party wall.

The proposals will transform the property, providing a much needed refurbishment and additional space. The alterations to the property will not be out of place within the context of the neighbouring properties utilising similar or complementary materials in the construction.

PLANNING DEPARTMENT
OFFICE COPY

22 NOV 2010

2010/2772