

INTRODUCTION:

This statement has been prepared by Victoria Mustard Architects to accompany our application for a single storey front/side extension with pitched roof, and first floor front gable extension.

THE SITE:

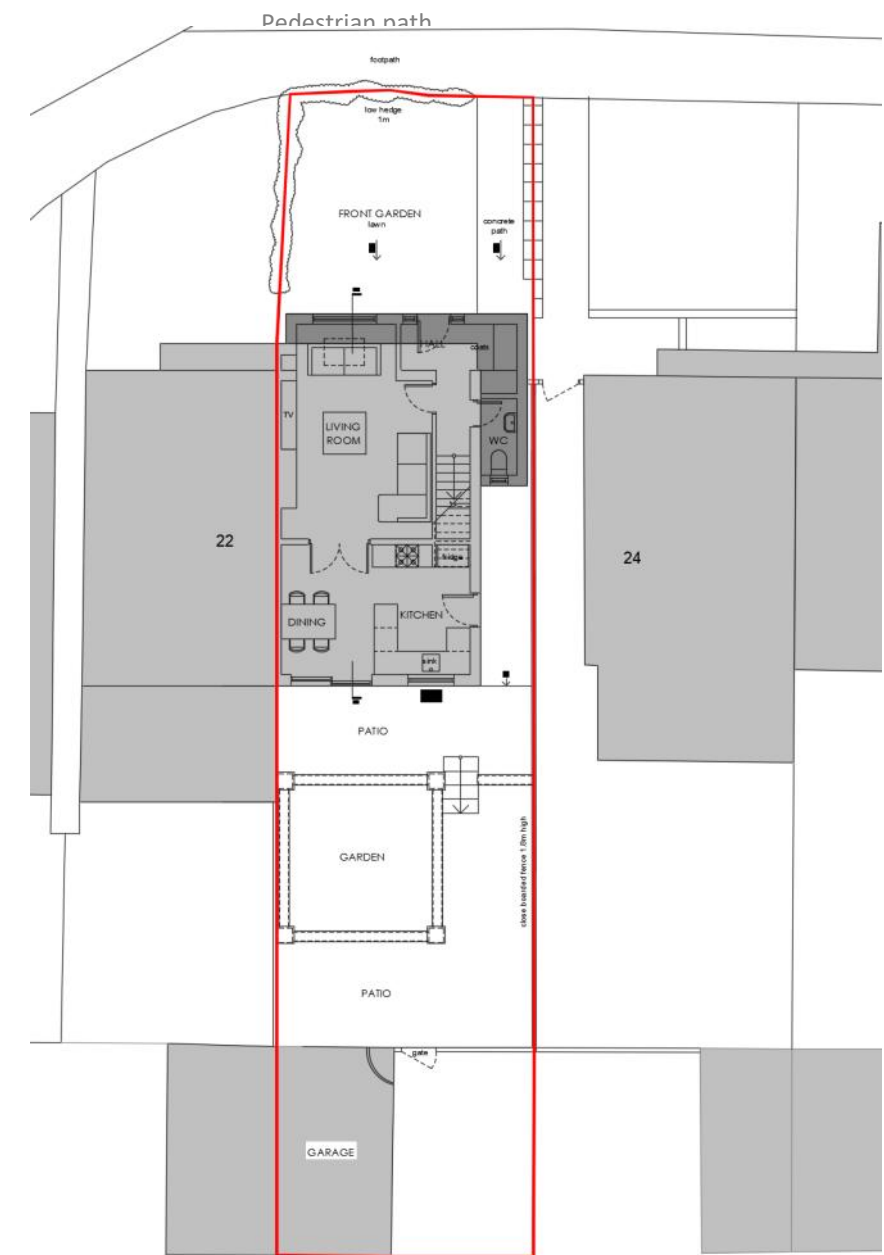
No.23 is a semi-detached house accessed from a pedestrian access pathway connected to the end of Forest Close. The row of houses front onto the pedestrian path, with garages and garden gate access from the rear.

SITE CONSTRAINTS:

The site does not fall within any Conservation Areas, nor are there any listed buildings nearby.

PLANNING HISTORY:

No planning history



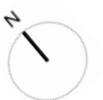
Site Plan of 23 Forest Close (not to scale)



Front view of No.28



Rear view of No.28



PROPOSED:

The house is to be extended at the front and side at ground level to create a larger entrance Hallway and a downstairs WC. The extended North-facing Living Room adjacent gains additional light via a rooflight in the front pitch. By enlarging the Living Room, flexibility is introduced whereby the Kitchen/Dining can be re-configured within.

By extending over the entrance at first floor, the front box bedroom gains much needed space. A new side-facing first floor window adds additional light to this dark bedroom (refer to Side Elevation). Privacy is preserved via obscure glazing up to 1.7m height. The front elevation is limited in projection by the new ground floor extension.

CONTEXT:

There are numerous examples of modified front elevations along the row, with variations in materials and design.

MATERIALS:

Existing facing brick & proposed matching facing brick

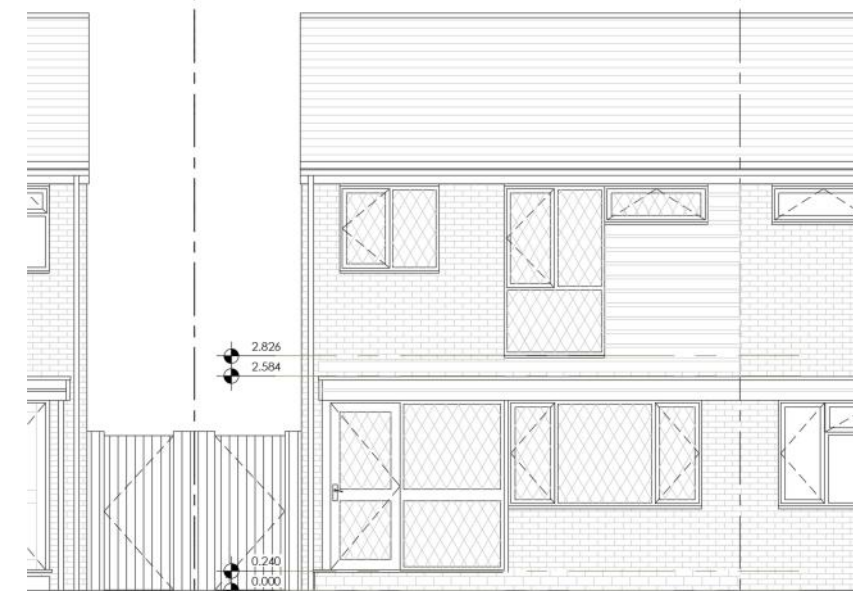
Existing dark brown stained horizontal cladding & proposed dark grey horizontal cladding (matching the neighbour's adjacent)



Three examples of front extensions in the row of houses



Proposed Front Elevation



Existing Front Elevation

CONCLUSION:

The proposed front extension has a modest projection of 0.8m beyond the existing front bay window and therefore of minimal impact to the neighbour's front outlook.

To the side of the property, the proposed WC extension is located near the front of the house. Although there is a kitchen side door and stair landing window to both houses, these are located towards the rear of the houses and are unaffected by the extension.

The first floor bedroom extension is set back from any boundaries and has minimal impact on their neighbour's outlooks to the front.

Proposed materials are to match and compliment the existing context.



Side Elevation of No.23 illustrating the relationship between the WC extension and rear Kitchen door and Stair window at 1st floor.

