



**DESIGN STATEMENT
FOR
MONYWA 7 PRESTON GARDENS, RAYLEIGH, ESSEX, SS6 9LR**

Our client owns the above residential property and has purchased the dwelling to renovate and live in. The accommodation is typical of a chalet style house in the area with kitchen, living area, bedroom and bathroom downstairs, and the main bedroom upstairs. Our client wishes to extend the property in order to accommodate a bathroom and bedroom upstairs and create an open plan living space downstairs. In order to keep the proposed bedrooms of a double size, the client wishes to remove the hip and create a gable end with front and rear flat roof dormers to create space, with a single storey rear extension to the ground floor.

The scale of the proposed extension is sympathetic of the neighbouring properties. It is comparable to many chalet houses throughout the associated area. The width and depth of the dormer extension can easily be absorbed within the site and the surrounding area.

The appearance of the new dormer windows will be sympathetic with neighbouring properties. There are several properties in the surrounding area, which have similar extensions. The existing brown timber cladding on the existing dormers will be changed to match the new proposed white U-PVC cladding. See photographs for example of similar completed schemes.

The existing driveway will remain unchanged. The site has an approximate area of 285sqm.

**PHOTOGRAPHS
OF PROPERTIES IN THE SURROUNDING AREA**

The pictures below show various dwellings along Hambro Avenue (road opposite) with front flat roof dormers.





