

Sutcliff Consultants Ltd.

Building Surveyors & Architectural Consultants

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Address – 28 Meadow Park, East Preston

- 1) Assessment** This building is located at the end of a cul-de-sac consisting of a mixed development of mature single & two storey detached dwellings, all with off-road parking & gardens. The intention is to create an extension to the front of the property that increases the useable space inside, whilst keeping within the design parameters of the original building. It is located within the boundaries of character area 1 of the East Preston Village Design Statement & the spirit of this document has been addressed in the design of the proposed extension.
- 2) Involvement** Neighbours have been consulted by the building owner, with no adverse comments having been received.
- 3) Design**
- a) Use** Kitchen extension with dining area
- b) Amount** Single storey front extension – total increase of building footprint of 7.7m² Increase of internal floor area of 5.54m².
- c) Layout & appearance** The layout of this extension is dictated primarily by the layout of the existing building & the desire to increase the useable space in the kitchen as well as maintaining light to the adjacent study. The design also copies the feature of the existing brick gables & does not project further forward than the furthest point of the existing front elevation.
- d) Scale** See C above
- e) Landscaping** N/A