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Creative Architecture

DESIGN & ACCESS STATEMENT – Extension and Alterations to Semi Detached House at 76 Grand Avenue, Worthing West Sussex, BN11 5AD.

This design statement has been prepared with reference to CABE's guideline document "Design and Access Statements: How to Write, Read and Use Them", 2006.

1. Use

1.1 The proposal does not involve any change of use. The existing use is residential and the site contains a single semi detached house.

2. Amount

2.1 The proposal does not involve the addition of any buildings to the site.

3. Layout

3.1 The site is bounded to the south by 74 Grand Avenue; to the east by No 12 Mill House Gardens, the attached semi detached house; to the north by 78 Grand Avenue and to the West by Grand Avenue, the Road.

3.2 Our proposal does not involve any changes to the layout of the site.

4. Scale

4.1 The footprint of the existing site is 562.194 m² and remains unaltered by the proposal.

4.2 The footprint of the existing house is (39) 93.5m² on the ground floor, and of the proposed house (following extensions, alterations and demolitions) is (56) 15.78m² on the ground floor, so the footprint of the house is increased by 14.4%.

5. Landscaping

5.1 The existing front garden has a low level brick wall facing Grand Avenue and fences to the side and rear boundaries, with a masonry wall immediately adjacent to the existing lean to. The topography of the site is flat. The boundary treatments will be retained unaltered.

5.2 The existing front and rear gardens are mainly laid to lawn with some planting at the edges, which will be retained.

6. Appearance

6.1 The existing detached house on the site is constructed from red face brickwork on the lower part of the ground floor walls, pebble dash render painted white on the upper part of the walls, with red clay / oncrete tiles on the roof and white aluminium / upvc windows and light grey patio door (Refer to photos of existing building further below). The proposed alterations seek to address the compact nature of the internal spaces and some ecological design features in order to increase the house's sustainability and to extended its lifetime.

6.2 Given the variety of local architecture, there are alternative characteristics that the neighbouring properties share. No 78 Grand Avenue is also finished with similar materials but with the addition of red facing hanging clay tiles to the bay window at the front. No's 74 and 72 Grand Avenue are also a pair of semi detached houses which are finished in red face brickwork on the walls, red facing

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hanging clay tiles to the bay window at the fronts of the properties, with red clay / concrete tiles on the roof. Whilst No 80 Grand Avenue comprise a block of flats built in the 1960's with yellow facing bricks and red hanging tiles with a flat roof. and No 70 Grand Avenue a which is finished in red face brickwork on the walls, with red clay tiles on the roof.

6.3 No 74 Grand Avenue is a property with a similar layout, it also includes a side extension to the kitchen at ground floor level (on the North Elevation – facing the South Elevation of No 76 Grand Avenue) with velux windows in the mono pitch roof. No 74 Grand Avenue also has Dormer Windows on the catslide roof (Side) North Elevation at first floor level.

6.4 The houses opposite number 76 Grand Avenue on the West Side of the road are a mixture of detached houses and semi detached houses with tiled pitch roofs, red brickwork, hanging tiles and render on the walls and white window frames.

6.5 Our proposal involves a simple side extension adjacent to the kitchen with mono pitch roof, the proposed eaves is to match eaves height of the garage roof as shown on the proposed side elevation (Drawing No. 261-P300).Therefore it does not involve any increase in the ground floor eaves height so the vertical proportions of the property are retained on the south elevation.

6.6 A view of the proposed side extension is blocked by the mass and bulk of the existing garage and therefore cannot be seen from the street. The proposal therefore involves no change to the street scene.

6.7 The shape and form of the roof on the proposed kitchen side extension is similar to the kitchen side extension at number 74 Grand Avenue, which also contains 3 velux windows in the roof.

6.8 The new walls will be insulated internally to improve the thermal performance of the kitchen area. The ground floor extension will be constructed in brickwork at low level with pebble dash render above to match the existing house and will create a beautiful and uniform façade/ finish that enables the house to be read as a harmonious whole.

6.9 The rear elevation of the house is oriented East, with new French doors to the side extension to allow ease of access to the rear garden. The introduction of large areas of glazing will maximise daylighting, whilst the new double glazed windows throughout the extension will help to increase the thermal efficiency of the house and reduce heat loss.

7.0 The proposed 2.5 metre x 6.5 metre ground floor side extension will dramatically improve the compact nature of the internal space. The aim is to create a design that both contrasts with and complements the existing house, thus increasing the design merit of the house.

7.1 The existing red roof tiles will be retained and also matching red roof tiles are to be used on the proposed new side extension roof. This will complement the finish of the existing immediate neighbouring houses in Grand Avenue

7.2 A new pedestrian door to the side of the garage is also proposed at ground floor level, note that there are no openings / windows / doors (opposite the south side of the garage wall) on the ground floor of the existing garage side (north) elevation at No 74 Grand Avenue.

8. Access

8.1 Our proposal does not involve any change in access to the site.

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Existing Photos.

1) Front Elevation.



2) Front Elevation (Front Door)



3) Front Elevation (Side of Garage).



4) Rear Elevation



5) Rear Elevation (Side of No 74 Grand Avenue)



6) Existing Lean-To, adjacent tp South Elevation



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