MORPHEW DESIGNS Ltd. DESIGN & BUILD
Walnut tree cottage, Tanyard lane, Chelwood gate, Sussex. RH177LX. Tel: 01825 740451
Project: Rear single storey flat roof dinning room extension, rear dormer and loft conversion, front porch, Parking and cross over. Client: Mr G Huckvale. 164 Manor Hall Road, Southwick, Brighton, Sussex. BN42 4NP.
Ref:huc03/14/1. Page: 4 Design and access statement.
Date:11/03/2014.

Existing property.

Terraced 3 bedroom house. At the front there is garden the width of the property fronting on to the pavement grass verge and the road. The front elevation has bay window top and bottom and open porch roof over front door with a triangle shaped small bay above for the window to the small bedroom. At the rear the house has a small lean to extension which comprises an downstairs toilet and porch area before entering the kitchen. This is in poor condition, cold and damp and is therefore not habitable. The properties either side have extended at ground floor level. The flat roof extensions are both built on the boundary and extend just over 3m from the rear.

Proposal.

To remove the existing front garden wall install drop kerb and cross over in conjunction with the neighbouring property no166 to provide shared access to parking in front garden. To provide permeable hard standing parking in front garden to accommodate one vehicle. The paving will be designed to allow water to be retained without run off onto the pavement.
Small UPVC porch at the front. UPVC side windows, door and attached side windows to form a small porch under the existing tiled roof. The UPVC divider on the party wall to be solid plastic to protect the privacy of the neighbour. The glazing to be to ground level.
At rear to remove existing lean to extension and build single storey flat roofed extension to match extensions either side.
To convert the loft space to form a double sized bedroom with en suite facilities. Rear flat roofed dormer built off party walls either side and off the existing wall plate at the gutter edge. The existing soffit and fascia to remain, this will allow the dormer wall to be built Min 200mm back from the leading edge of the existing roof. Windows to rear to be designed so that opening panels are above 1700mm above floor area to protect privacy of neighbouring properties. Dormer roof to be 900mm below existing ridge height.

Justification.

The front parking will provide sufficient parking for single vehicle and access path to front

door. A large number of the surrounding properties have similar parking arrangements. The parking space does not allow for turning a vehicle on the drive therefore the need to stop and reverse on the road. However at present the vehicles are required to park on the road, so off road parking will improve the safety for other road users.
The small front porch will not increases the footprint of the existing building in the sense that it will be under the existing lean to roof. The porch itself will not look out of place because it will mirror the existing bay window. It will provide additional security and heat retaining for the existing property.
The new extension at ground level will replace and modernize the existing lean to extension. It will make the property balance with the neighbouring properties.
The proposed loft conversion makes use of the valuable space in the existing loft area. Many of the properties in the road have already converted the loft because it's size and shape lend themselves to this type of conversion. The rear dormer while large is designed in line with permitted development rules and so do not cause lose of privacy to neighbouring properties.

Access statement.
The proposal affects the main entrance to the existing building. The proposed porch however is to have opening out full width door. The porch is to be built off the existing step level. Thus the existing access into the building will not be made more difficult. The new front paving will allow better more convenient access to the home for less mobile individuals in the sense that the car would be able to park directly in front of the property.
Internally the existing toilet facilities are external of the habitable area and are at changed floor height. New extension will be at existing floor height through out.
Conclusion is that new works will not make the access and use of the property any more difficult for disabled individuals.