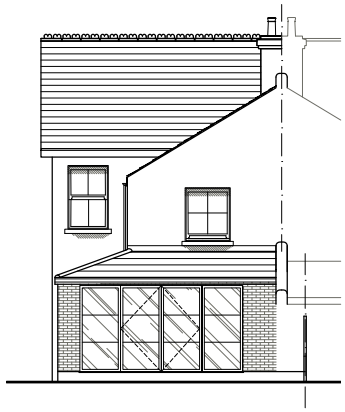
DESIGN + ACCESS

Project

NO_29
THE_GREEN
SOUTHWICK_BN42_4DG





Aerial view of the site (Courtesy of Google Maps)

Introduction

This statement has been written to ensure that the principle of this proposed development provides a scheme which has been considered to its highest level and against the relevant policies and guidance notes as stated in Government advice.

This statement is supported by proposal drawings for the refurbishment and extension of the existing property.

Proposal

Part demolition of existing boundary wall against public highway and erection of single storey side return extension along the boundary with partial glazed / tiled roof to end of terrace Victorian property.

Site Analysis

The Green is a Residential street in Southwick , Brighton within the District of Adur centred around a Public Green. Number 29 is located on the corner of Albert road and The Green. The Green '*provides an important and high quality recreational space contributing positively to the Southwick Conservation Area around it*' (Adur local plan 2012)

The property and the surrounding properties are predominately a mixture of Purpose built residential Terraced and semi-detached Victorian Properties.

The materials of the properties along both The Green and Albert Road vary slightly, with properties built in Red or Yellow brick with others in Painted Render.

The materiality of the properties roofs and windows of the surrounding properties have been altered over time. ' While visible extensions have been made to a number of buildings within this area, in general these have assimilated well into the area

Relevant Policies

The Site falls within the Southwick Conservation Area.

The Property is not listed.

The site falls within Flood Zone 01 and has a low chance of 'Flooding from Rivers and Seas'. As described by the Government Website. As the site is not larger than One Hectare and falls within Flood Zone 01 a Flood risk assessment is not required.

Use

The use is not intended to be altered with this application and therefore will be retained as C3 residential use.

Amount

The total site area is approximately 299m² / 0.07 of an acre. The existing Property currently has an approximate gross internal ground floor area of 78.8m2/ 3153ft².

This proposal seeks to extend the property amounting to a total of 12.3 sqm.

Scale

The proposed extension to the side return will be 1.85m wide and run the length of the side return. The side extension astride to the public highway will be 2.4m high to the eaves and 3.5m to the top of the pitch.

Design, Appearance + Layout

As guided in the Adur District Council Extension and Alterations to Dwellings document;

2.4b Garden Size - The proposed side return extension will not '*result in an over development of the site*' and an adequate amount of the garden will be retained.

2.4c Daylight / Outlook - To ensure that the proposed side return extension is able to provide good natural daylight to the extended and existing areas, the pitched roof to the proposed side return will be part glazed. A by folding door to the rear elevation will allow the habitable kitchen / dining room to maintain and connection and outlook to the garden.

2.6a Appearance - The proposed extension will respect the architectural period and style of the existing property, with matching and traditional architectural details which will align with the existing.

2.6b Appearance - All the proposed materials will match and align with the existing. The Side elevation and rear elevations will match and align with the yellow / red brick of the existing. The part solid roof will be finished in grey slate effect tiles to match the existing grey roof tiles.



Zone of Demolition of existing Boundary Wall against Public highway

Side Elevation / Section

Existing



Grey Tiled Roof with Partial Glazed roof

Brick to match and align with existing

Side Elevation / Section

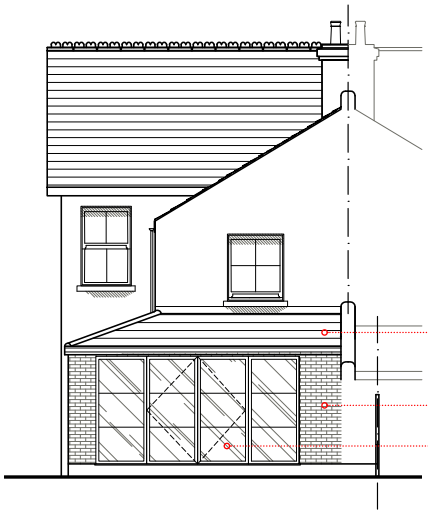
Proposed

2.6c Appearance - The Byfolding door to the rear elevation will be finished in aluminium and will feature character detailing to match the style of the existing windows.

2.6d Appearance - As the proposed side return is visible from the street and a public place, as guided in the policy, the roof to the side return will be pitched to match and enhance the existing character.

Conclusion

The proposed development represents an appropriate response to the nature of the site and the surrounding area, and provides the opportunity to improve the appearance of the existing property as well as meet the needs of the present owner.



Grey Tiled Roof with Partial Glazed roof

Brick to match and align with existing

Traditional Styled Byfolding Aluminium door

Rear Elevation Si