LCE architects UK
design management consultancy

Design and Access Statement

for

Proposed Single Storey Extension to Rear

to

40 The Green Southwick BN42 4FR



Photo 1

1.0 Description

The existing property comprises a Victorian semi detached house of red brick front elevation, rough cast render side gable and white painted render rear elevations; 2 storey fronting the road [Photo 1 above] with a 3 storey original rear extension [Photo 2]



Photo 2

The proposal is to form a single storey extension to the side and rear of the existing rear projection to line with the side gable of the existing house and the extent of the current single storey rear extension.

The exterior of extension would have white painted render walls to match the existing with white upvc windows and doors.

2.0 Consultation

- Email 17 July 2015 from LCE Architects UK seeking pre-application advice with drawings of initial proposal:

  15896 – SK – 100 – Existing Floor Plan
  15896 – SK – 101 – Existing Elevations
  15896 – SK – 106 – Proposed Plan
  15896 – SK – 107 – Proposed Elevations

- Email of 24 July 2015 from Rebecca Tier advising that the proposal was acceptable in principal but with reservations over the length and the 'wrap around' effect on the original 3 story projection.

- Email of 10 September 2015 from LCE Architects attaching drawings indicating a reduction in length of the proposed extension limiting it to the line of the original projection:

  15896 – SK – 001 – Diagram of New Single Storey Extension

- Email of 17 September 2015 from Rebecca Tier advising that an application incorporating the revisions would likely be supported.

3.0 Context

The property lies within the Southwick Conservation Area, facing West onto Southwick Green.

Views from the road and the green to the rear of the property are fully screened by an existing side garage extension spanning from the side wall of the house up to the Northern boundary.

The proposed extension faces the North boundary which comprises mature shrubs planted in front of a high closed panel fence [Photo 3] and as such there is no overlooking of the adjoining property to the North.



Photo 3

The extent to the rear is limited to the line of the existing extension and in line with and to the same height as that of the adjoined property to the South [Photo 4] and also is some 44 metres distant from the rear [East] boundary.



Photo 4

The rear garden is totally enclosed along all boundaries by mature trees, shrubs and with neighbouring garage walls along the East boundary. As such the extension cannot be viewed at any point from outside the application site [Aerial view].



Aerial

Given the existence of a single storey extension beyond the rear line of the original 3 storey projection, the proposed infill to the side of the existing, does not cause any visual detriment as the form of the original projection can still be clearly read.

The use of white painted render and white fenestration is fully in keeping with the character of the existing.

4.0 Access

All access into the property remains unchanged. Access to the extended part is from within the dwelling.

5.0 Conclusion

Having taken account of the pre-application advice and the fact that the proposal will not have an adverse impact on the clarity of the original architecture, coupled with there being no impact on adjoining and adjacent properties, the applicant wishes to seek consent for a single storey extension to the side and to the full length of the existing extension as firstly proposed, as indicated on the following submitted drawings:

15896 – PA – 100 – Site Location and Block Plan
15896 – PA – 101 – Existing and Proposed Plans and Elevations