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Image 01: 70 The Crescent, Southwick

159 - The Crescent (70), Southwick

Design & Access Statement

'159.DAS.01 - Design and Access Statement'

November 2023

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Introduction

This Statement relates to a Householder Planning Application to extend and adapt a semi-detached house on the South-side of The Crescent in Southwick, Brighton. The application site is not in a Conservation area and the building is not listed.

The proposals are for a single-storey rear and side extension (35.5m²) with pitched roof; a new pitched and hipped roof to replace the existing flat roof to a historic two-storey side extension; and a raised external terrace c. 400mm from external ground level at the rear of the extension (i.e. more than 30cm from ground level achievable via Permitted Development rights).

To enable construction, demotion of the existing small rear extension is necessary.

Site Context

The Crescent in Southwick connects Hadrian Avenue in the East with the Western end of Manor Hall Road. The Crescent features mostly semi-detached houses and bungalows, occasionally interspersed with detached bungalows. Common external materials are face brickwork and/or rendered external walls, hanging tiles for bays, and clay tiles roofs. The application site is bounded by The Crescent to the North and allotments to the South, with an adjoining neighbour to the East and another semi-detached house to the West.

Use

The application site contains a dwelling house in planning use class C3 and will remain so.

Access

The site is accessed off The Crescent by means of a private drive. The house is primarily accessed by a front door facing The Crescent, with secondary access through the garage and via two external entrances at the side and rear of the house.

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Amount

- Existing site area: 355.9m²
- Existing GIA: 111.1m²
- Proposed House GIA: 141.8m²
- GIA increase: 30.7m²
- Percentage increase in GIA: 27.6%

Layout

Please see drawing *'159.PL.01 – Proposed Plans Section and Elevations'* for the proposed new layout.

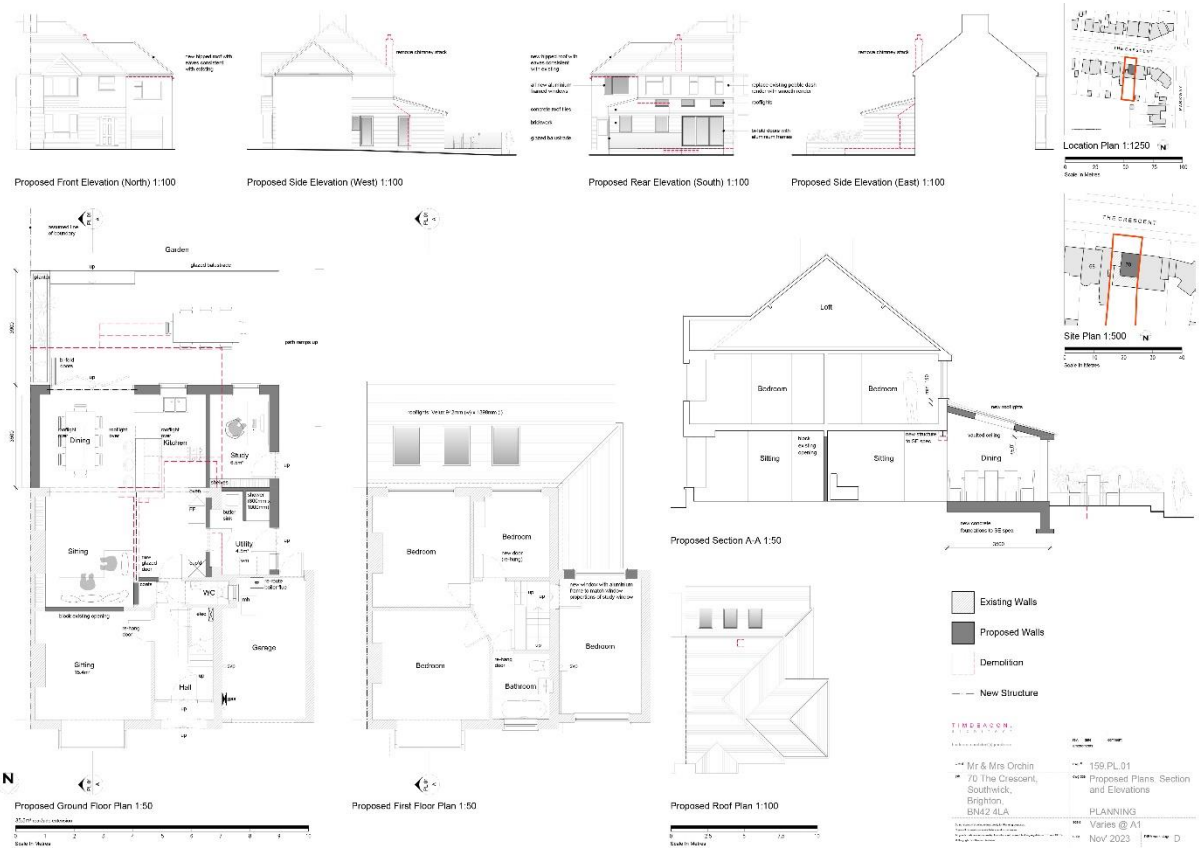

Image 02: *'159.PL.01 - Proposed Plans Section and Elevations'*

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Scale & Appearance

The scale and massing of the proposals is not considered unusual for a house of this typology and within this setting, particularly in comparison to non-original additions to nearby houses.

The rear and side single storey extension features a pitched roof with three rooflights and vaulted ceiling internally. Due to the lower pitch required to facilitate an extension of this size whilst also remaining sufficiently below existing first floor window cills, clay tiles to match the existing main roof of the house is not possible due to the minimum roof pitch required. Consequently, concrete tiles suitable for lower pitches are necessary.

A new pitched and hipped roof is proposed to the flat roof (felt) of the non-original two storey side extension. New eaves consistent with the original eaves of the main house are also proposed with the aim of positively altering the extension into a more sympathetic addition, particularly when viewed within the wider streetscene and local context.

Face brickwork is proposed to the new extension to match the existing house. Existing pebble-dash render is proposed to be removed and replaced with smooth sand cement render that will be painted.

New powder-coated aluminium windows are proposed to the house to replace existing chunkier uPVC frames, with new powder-coated aluminium glazed-bi-fold doors leading out to the raised terrace with glazed balustrade.

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Existing Site Images



Image 03: Front elevation with non-original two-storey addition to application house. Flat roof to be replaced with new pitched hipped roof with eaves consistent with original house.

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Image 04: Rear elevation (South facing)

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Image 05: Non-original additions to neighbouring houses to the West of the application site.

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Image 06: Non-original additions to neighbouring house to the West of the application site, and existing small rear extension with polycarbonate roof to be demolished.

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Image 07: Non-original two-storey addition to application house. Flat roof to be replaced with new pitched hipped roof with eaves consistent with original house.

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Image 08: Non-original additions to neighbouring house to the East of the application site.