folkes architects

Design & Access Statement

For

13 Buckingham Avenue,
Shoreham,
West Sussex,
BN43 5GL

Prepared by

Folkes Architects

On behalf of

Mr & Mrs Ford

1st July 2013

ADUR & WORTHING
PLANNING SERVICES
PL AWDM/0817/13
DATE VALID 15 JUL 2013

1.0 **Use:** 13 Buckingham Avenue is a detached residential property situated off Buckingham Avenue, Shoreham, West Sussex

The overall site is approximately 800m² and houses a detached two storey dwelling house with integral garage, entrance hall, study, living room, dining, kitchen/breakfast room, laundry & wc on the ground floor & 5(No) bedrooms and 2 bathrooms on the first floor.
There is a single storey flat roof extension on the north side which accommodates the dining space.



Front Elevation showing the single storey extension on the right-hand side



Rear Elevation showing the single storey extension on the left-hand side

2.0 **Amount of Development:** the total lower ground floor footprint of the existing property is approximately 153m²(including 27m² of garage space), with a further 98m² to first floor. The proposal is to build over the existing single storey side extension (dining room) which

is unsightly and leaking and create an ensuite and walk in wardrobe from the master bedroom.

3.0 **Layout:** The proposal involves creating a door opening into the new extension from the existing master bedroom. The extension floor area is 14.8m2. The existing ground floor will not be increased.

4.0 **Scale:** The extension has been designed to be subservient to the existing house in terms of scale and ridge height. The ridge height of the existing house is 10m. The height to the ridge of the extension is approximately 6.7m. To reduce the bulk of the roof and to fit in with the street scene the new extension will have a barn hip adjacent to the boundary of No. 15.

5.0 **Landscaping:** No alteration is proposed to the existing landscaping and the car parking and lard landscaping areas will remain as existing.

6.0 **Appearance:** The materials, colours, and texture of the proposal will be in keeping with the existing house. i.e roof tiling to match the existing with bedded hips and ridge.

7.0 **Access:** The access onto the site will remain as existing.

SUMMARY

The design & layout of the extension have been considered in relation to the existing site, and the surrounding buildings. The alterations are in keeping with the existing building and the scheme has been considered in relation to the neighbouring amenity.

The scale of the openings and materials used will match the existing and fit in well with the existing and the local vernacular.