Design & Access Statement

Project: **Demolition of existing garage, workshop and rear conservatory and proposed erection of two storey side extension and single storey rear extension.**

Site Location: 29 Ravens Road, Shoreham-by-sea, BN43 5AJ

Date: 28th April 2015

USE

1.0 **Overview**

1.1 This planning submission describes alterations and extensions to the above property.

1.2 List of proposed extensions and alterations:

- Demolition of existing garage/ workshop
- Demolition of existing rear conservatory
- Proposed two storey side extension with integrated garage.
- Proposed single storey rear extesnion
- Internal alterations to accommodate the proposed extensions.

2.0 Background History and Context to the Site

2.1 The applicants are the current owners of the site and are currently living in the house. A Certificate of Ownership 'A' has been used in this planning application.

2.2 The Existing dwelling is a semi detached house built circa 1970 Finished with light, buff toned bricks and a Dark coloured concrete tile roof.

2.3 The house is positioned within a 0.036-acre plot

2.4 Site Photographs

2.4.1 Below: existing panoramic street elevation



2.4.2 Below: existing front elevation



2.4.3 Below: existing rear elevation



AMOUNT

3.0 Accommodation

The following breakdown lists existing and proposed gross internal floor areas.

Gross Internal Floor Areas

Accommodation	Area (m2)
Existing - Ground Floor	53
Existing - First Floor	41.5
Existing Building Totals:	**94.5**

Accommodation	Area (m2)
Proposed - Ground Floor	100
Proposed – First floor	67
Proposed Building Totals:	**167**

LAYOUT

4.0 The proposed extensions will allow for improved space standard to the ground floor living spaces. The rear extension and internal alterations will provide an open plan kitchen, dining and family room to the rear of the property. The side extension will provide an integral garage to replace the existing garage that is to be demolished.

4.1 At first floor level the proposed side extension will provide a fourth bedroom that will serve as the new master bedroom with ensuite bathroom.

4.2 For further information, the proposed and existing layouts have been clearly indicated on the submitted drawings.

SCALE

5.0 The proposed alterations and extensions will result in an increase of 72.5m2 of usable internal floor area.

5.1 Factors that influenced the design include the following:

a. The proposed single storey rear extension has been divided into two mass elements, the major element runs the entire width of the existing house with a low pitched mono-pitch roof. This major element extends to the extent of the existing conservatory and the neighbouring rear extension. The smaller element has been designed to read as a secondary element with a near-flat zinc roof finish and primarily glazed elevations.
b. The proposed two storey side extension has been designed to be set back from the front build line of the house and to allow a generous gap to the adjacent boundary of at least 900mm for side access to the rear garden.
c. The detailing and proposed materials of the extensions have been considered to sit sympathetically with the existing house.
d. The eaves height of the rear extension has been designed to minimise the impact on the neighbouring property, maintaining a similar built mass to the existing conservatory, with an eaves height and roof pitch to match the neighbouring extension.
e. The eaves height of the proposed side extension has been designed to align with that of the existing house. The stepped back front elevation allows the ridge level to be lower

than the existing house.

LANDSCAPING & ACCESS

6.1 The existing garden will remain relatively unchanged by the proposals. The proposed extension features two sets of bi-folding doors that will improve upon the relationship between the internal spaces and the gardens to the rear. An external terrace is proposed to the immediate garden of the extended property.

APPEARANCE

7.1 External walls-
The proposed extensions will be finished with a brick stock to best match the existing building. The two storey side extension features a rendered panel to the front elevation that matches the existing bay window detailing of the house.

7.2 The proposed roofs to the extension will generally be finished with dark concrete tiles to match the roof of the existing house. The minor bay element of the rear extension features a zinc finished roof.

7.3 Windows and Doors
The proposed bi-folding doors will be polyester powder-coated aluminium timber units with a white colour to match the existing windows. The new windows to the rear and side extensions will be White uPVC double glazed units to match the existing, on the front elevation these will feature glazing bars to suit the existing windows. The proposed rooflights to the rear extension will be 'Velux' units.

ADDITIONAL INFORMATION

8.0 Users of the Building

Our proposal describes a four bedroom family house to be occupied by the applicants.

9.0 Access to and within Site

9.1 Approach to the Dwelling
The entrance to the dwelling will remain unchanged.

9.2 Car Parking & Vehicular Access
The existing parking arrangement will remain unchanged by the proposals. The existing garage is to be demolished and replaced with an integrated garage within the proposed two storey side extension

10.0 Flooding

According to the Environment Agency’s Flood Map, the site is not in an area of flood risk.

11.0 Considerations Towards Sustainability

The following points have been considered with regard to minimizing the project's embodied energy and other environmental impacts in terms of its construction and use:

11.1 Atmospheric Impacts
The proposed extensions will be insulated to meet or beat current stipulations of the latest

version of Part L of the Building Regulations.

11.2 Foul Drainage Impacts
Reuse of existing connections where possible.

11.3 Community Safety Impacts
It is assessed by the Design Team that there will be no material change to the level of natural surveillance of the property or to the surrounding streets.

11.4 Economy and Work Impacts
The proposed building development will be designed to make use of local labour and local sourcing of materials for its construction.

11.5 Energy Impacts
The new extensions have been designed to have a high degree of self-sufficiency which will reduce energy in-use demands and proposed to be constructed of materials which have minimal factory processing, locally sourced and which have been selected with a view to end of life recycling and reuse.

11.6 Cooling and Ventilation Strategy
Protection against overheating is now a major consideration of modern residential design and the proposed extension has been conceived with a careful blend of openable windows for a range of ventilation formats and to have a high thermal mass construction that can help to offset high internal temperatures during the day. Keeping high level windows open at night will allow cooler night time air to sink into the living spaces to pre-cool the central spaces during times of hot weather without affording a security risk.

The placement and type of glazed elements have been arranged to promote cross ventilation wherever practicable.

11.7 Land Use Impacts
The proposals make no material impact to land use impacts over that of the existing

12.0 Conservation Areas

12.01 The building is not located within a conservation area.

13.0 Archaeologically Sensitive Areas

13.01 The building is not located within an Archaeologically Sensitive Area.

13.02 This is not a schedule of Ancient Monument or Historic Park and Gardens