Project No: 17239

PHILIP GOACHER ASSOCIATES

DESIGN AND ACCESS STATEMENT FOR THE PROPOSED WORKS AT 57 GREENWAYS CRESCENT, SHOREHAM BY SEA, BN43 6HR

Introduction

The purpose of this Design and Access Statement is to explain the principles and concept applied to the proposal to form a new single storey rear and side extension, incorporating new single garage.

The existing building is a three bedroom, end terrace, domestic dwelling, arranged over two floors.

The existing building has a full width rear conservatory with PVC roof.

The existing building has a detached garage to the South side of the property with an old corrugated roof.

Both the garage and conservatory structure are in poor condition.

The development comprises the demolition of the existing rear conservatory and detached single storey garage, and construction of a single storey rear and side extension, incorporating new single garage.

The proposal is to build the extension with a timber flat roof up to match the height of the existing conservatory.

This statement will attempt to cover the following areas:-

Use
Amount
Layout
Scale
Landscaping
Appearance

Prior to reading the below, it may be helpful to view drawings 17239/001 – 006, for clarity on the proposals.

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Design Principles and Concepts

The Proposed Use

The property is a two storey domestic dwelling. The extension will increase the footprint of the property and ground floor area.

The Amount of Development

The increase in ground floor area will be approx. 14m^2. This includes a new ground floor WC, new kitchen (old kitchen becoming utility room) and new rear living area.

A new single garage is incorporated in the proposals, to replace the original.

The new external cavity walls will be a height of approx. 2.6m from ground floor level, with flat roof. This is a similar height to the pitch of the existing conservatory.

Layout

The internal ground floor layout will change with the addition of the extension.

First floor layout is unchanged.

Scale

The scale of the building will increase (see above). The increase in scale is justified in order to future proof the building, making it a long-term home.

Landscaping

The garden patio area will be lost following the proposals. However, the rear garden is to be re-designed and revitalised.

Appearance

The existing conservatory is facing brickwork up to window sill level, and white PVC windows and roof with glazing.

The existing garage is formed from a mixture of clay bricks and concrete blockwork walls, with an old corrugated roof. The garage has a parapet at the front over the garage door.

The new external walls will be facing brickwork – colour and style to match original. The roof will be a flat timber roof, similar to the style of the neighbouring extensions.

The garage will have a new solid masonry parapet over the front garage door, similar to original.

A new garage door will be installed to match, and be in keeping with, neighbouring properties.

Access to the Development

Access to the property will not be affected.