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PLAN
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20 October 2015

DESIGN AND ACCESS STATEMENT

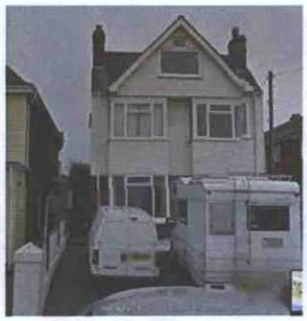
63 BRIGHTON ROAD LANCING

1.0 USE

The existing property is a detached house on the Brighton road with a block of flats on the western boundary and a semi-detached house on the east. We sent a pre-application query to Peter Barnett who replied on 6 October. We have shown photographs of the neighbouring house which has a two storey rear bay which projects into their garden and also the neighbouring flats which over shadow this garden.



Flats to west side of house



Front of house



Flats overlooking garden







Large bay window on neighbours house to west side back of house and flats on east.

The two storey gable and bay element on the neighbour's house to the west currently dominates the courtyard area between the existing single storey extension and the back of the house. By filling in this area and extending the back of the house this house will be able to have a decent sized upstairs bathroom and the strange layout downstairs will be improved. Unfortunately the flats on the east overlook the garden but as they are existing this cannot be changed. The large bifold doors across the back of the new family room will help the new reception room to become part of the garden.

2.0 AMOUNT
The new extension will infill the existing dark courtyard area and the new layout will improve the use of the house.

3.0 LAYOUT
The new layout will provide a large reception room with utility room in the darkest corner, kitchen facing the garden and open plan family and dining areas. Upstairs the existing small bathroom will become an ensuite shower room, the back bedroom will become a family bathroom and the bedroom will be moved to the back of the house.

4.0 SCALE
The scale of the two storey extension is in keeping with the existing rear outrigger and simply extends this. The single storey part fills in the underused area of the garden.

5.0 LANDSCAPING
The existing garden will remain as lawn and shrubbery with a small patio in front of the bifold doors for access to the garden.

6.0 APPEARANCE
The two storey element will have a tiled roof to match the existing. The first floor will be brickwork to match the existing. The flat roof will be removed and raised slightly by 150mm to give a ceiling height level with the rest of the ground floor rooms and the finish will be GRP. The bifold doors will be white upvc to match the rest of the house.



7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY
The family room will provide a large reception room for the family in which they can shelter during the winter storms when the front living room feels too exposed! The materials used to build the new extension will create an energy efficient new addition to the house.

8.0 SUMMARY
The extension will enhance and improve the current layout of the house and increase the floor area which will make this a more coherent family home.