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Design & Access Statement

4 Hawkins Crescent, Shoreham
19111

Rev	Amendments	By	Date
-	First Issue	JE	12/07/19



4 Hawkins Crescent
Shoreham
Design and Access Statement

July 19
First Issue
JE

Hawkins Crescent is a residential road that lies to the south of the A27 elevated on higher ground looking over Shoreham to the south

Number 4 is a semi detached bungalow on the southern side and this application proposes a rear single storey extension alongside a roof space conversion to provide improved and additional accommodation with some internal reconfiguration

Use

The use of the land will remain unchanged as family living.



There are numerous extensions and roof space conversions in the vicinity of the application site
(Image courtesy of Google)

Amount

Spread over the single floor the existing home contains two Bedrooms to the front with a Living Room and Kitchen to the rear separated from the garden by a full width Conservatory. To the side a bathroom and separate WC look over the garage which although attached, cannot be accessed from within the house.

The applicant has recently purchased the home with a view to modernising the inside but increase and rationalise the accommodation. They have their first child due and intend to provide a more fluid ground floor for living, which focuses on the garden and views to the south, whilst providing two bedrooms and a second bathroom within the extended roof space.

Thus the alterations will increase the number of bedrooms from two to four.

Layout

As referred they are expecting their first child so the front of the home will remain unchanged, albeit with a modernisation of the existing bathroom to enable occupation whilst the home improvements are undertaken.

A new door will be inserted along the existing hall which will lead into a Living/Dining space that has a feature glazed screen with French doors leading onto the garden via a stepped landing. To the side of this screen a Kitchen will be contained within the new extension, again with a large window maximising views to the south and part of the existing kitchen is reused for a Utility, which has a side door out onto the existing Yard.

Using the remaining halls and airing cupboard space a new stair, open to the living area, will rise to the roof space, with a rooflight above the stairs providing daylight and ventilation opportunities to the internal areas of the home.

Within the roof space a hip to gable end extension will enable a second bathroom stacked over the existing at ground floor and two dormers will each contain a bedroom.

Appearance

The existing conservatory provides clear views to the south but is poorly constructed with low headroom and separates the home from the garden. It will be demolished to make way for a flat roof single storey element which will have a smooth render finish with Crittal style fenestration that provides minimal sections, thus reducing the impact on the view and emulating an art deco theme.

However, to also reduce impact from solar gain, part of the rear elevation is stepped back to form a landing to the French doors with the roofline continued over providing a strong horizontal feel to the ground level.



New extensions will retain and maximise views whilst complementing the neighbouring extensions along the street

Centred on this French door element, a new dormer, containing the largest bedroom, will be located with a feature window with similar proportions to the windows at ground

To the front elevation a dormer will be centred on the existing front door but with a window style to match others along the street aspect and to the side, the render will extend into the new gable end with a central window with obscured glass containing the second bathroom

Access

Current access to the home is via driveway which will be retained as existing.

Although the proposed extension does not affect the existing access arrangements to the family home, once inside, the more fluid plan improves accessibility and the French doors enable improved outside living.

The existing yard is no longer the prime access route to the garden but does enable a direct route to the Utility room and Garage which is more relevant to these uses.

Hawkins Crescent is a reasonably quiet road so on street parking is available. However, as noted above the existing driveway is retained for off street parking and access to the garage where a further vehicle can be stored, along with cycles.

Refuse and recycling arrangements will be the same as existing with storage of bins provided beside the garage.