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Ref. CH 461

13 March 2012

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/0942/11
DATE VALID 12 MAR 2012

DESIGN AND ACCESS STATEMENT
1 QUEENS ROAD SOUTHWICK

SINGLE STOREY SIDE EXTENSION

1.0 USE

The house is a three bedroom semi detached corner property with a large side garden and small rear garden. The neighbouring corner houses have all had side extensions and my client would like to extend to the side. They are aware that this is a corner and as such we have already had pre-application email discussions with Senior Planner Jo Morin as to what may be acceptable. My clients are also conscious that they do not want to block the view of the neighbours behind them. Our first proposal was for a 4 x 5 m flat roofed side extension. Jo Morin thought that this was too prominent and should be reduced in size, she also did not like the flat roof. Our second proposal was for a smaller 3 x 4m extension with a mansard roof and flat on top. Ms Morin thought that this addressed some of the issues but she wanted the roof form to match the existing as closely as possible and suggested blocking up the bathroom window. My client does not want to reposition the bathroom window so we have reduced the footprint down again and now show a pitched roof with tiles which will match the main roof. The gable end also reflects the form of the main roof and takes its pitch angle from the lower part of the main roof, thus avoiding the bathroom window. The window and doors will have cills to match the existing house and will be in the same style. The extension will not project past the line of the garage and the back garden will be extended and finished with a staggered fence from the garage to the extension.



View towards neighbours property behind



Front of house on Queens road

2.0 AMOUNT

The existing house has a total floor area of 76m2 and the proposed new total is 84m2.

3.0 LAYOUT

The new layout will create a kitchen dining room at the rear of the property with separate utility room and wc.



View towards neighbours property behind



Neighbours house and garage



Side of house and garage



Driveway and side garden

4.0 SCALE

The extension steps down from the main ridge and in from the front of the property so that it is in keeping with the guidelines on extensions. The roof is pitched and will be constructed of the same tiles as the main house.

5.0 LANDSCAPING

The new path way will follow the new line of the house and a high boundary fence with brick base wall will be built on the front line of the existing garage wall to the new extension to increase the size of the rear garden.

6.0 APPEARANCE

The existing house has brickwork with soldier courses and tiled cills to the windows. The new extension will have matching detailing, with a plain tiled roof to match the main house.

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY

The proposed alterations will allow the house to become a long term family home which can easily be adapted for any eventuality should the need arise.