MARTIN McCURDY ARCHITECTURE

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DESIGN STATEMENT FOR

6 PARK WAY, SOUTHWICK, BRIGHTON

0377-20-12

Introduction

This Design Statement has been prepared to accompany the planning application for a proposed rear extension at the property.

Proposal

The development proposal is for a single-storey extension at the rear of the property, with pitched and hipped tiled roof.

Use

The existing property is a semi-detached bungalow on the east side of Park Way, Southwick.

The accommodation at the property consists of: -
A hallway, a dining/living room, three bedrooms, a bathroom, and a kitchen with an external door into the rear garden. To the rear of the dining/living room is a conservatory with doors to a concrete patio and the rear garden.
The property has a garden to the front and a largish garden to the rear.

This planning proposal removes the existing conservatory and replaces it with a habitable room, creating; a living room at the back of the house, and a separate dining room adjacent to the kitchen. The proposals include for bi-folding doors at the side of the extension opening on to the rear garden.

Planning History

A planning application for a larger single-storey rear extension with a flat roof was submitted and granted Planning Permission on 17th February 2019 (see AWDM/0146/19).

Amount

The current internal floor area of the property is 65 sq. m. (excluding the conservatory which is 7.3 sq. m.). The proposals increase the internal floor area of the property to 75.5 sq. m.

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Layout

The proposals do not impact upon the internal layout of the property and the bi-fold doors in the living room allow full and easy access to the rear garden.

Scale

The proposed single-storey extension respects the scale of and is in keeping with the existing property and the adjoining properties.

Landscaping

The existing external finish to the rear of the house is concrete and the proposals will not impact upon any landscaping at the property.

Appearance

The proposals note the Council's Supplementary Planning Documents and it considers the character and appearance of the adjacent properties and the impact of the proposal on the adjoining houses.

The existing house is of masonry construction with a render finish. The pitched roofs of the house are finished with red/brown tiles. The existing windows and doors are white PVC. The conservatory is white PVC with a finished brickwork dwarf wall.

The extension has been designed to fit in with the existing property. The proposed extension extends halfway across the back of the house leaving space between it and the boundary wall with the property next door (8 Park Way).

The walls of the proposed extension have a brick finish and the roof is pitched and finished with red/brown tiles to match the existing pitched roofs of the property. The eaves of the proposed extension follow the existing eaves, and the eaves and the roof lines have been kept low to minimize any loss of light or amenity to the adjoining property. The proposed bi-folding doors will be grey aluminum and the new rear facing window in the extension will be white PVC. The rear facing roof light will be installed in the same plane as the roof and will have a grey/black metal frame.

Access

The extension will be on the same level as the existing property and will not impact upon any of the other access arrangements to the house.

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Parking Provision

There is parking within the curtilage and the proposals do not impact upon the existing parking provision for the property.

Produced on behalf of Steve Mariner by

Martin McCurdy – Dip. Urban Design, MA
For and on behalf of Martin McCurdy Architecture Ltd

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