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DESIGN AND ACCESS STATEMENT
57 VICTORIA ROAD SHOREHAM

1.0 USE

The existing property is a semi-detached three storey house with an original rear outrigger. My client would like to extend the kitchen to the side and the back to create a family kitchen dining room. We realised that the side extension and rear extension can be done under permitted development rights but my client also wants to infill the external corner so we are doing all the proposed changes under a planning application. The house is not a listed building nor is it in a conservation area and is to the north of No.55 so it will not block any light to the side of their house.



View from garden



View of lean to roof and fire wall

2.0 AMOUNT

The new extension will be 19.7m2.

3.0 LAYOUT

The new layout will relocate the kitchen to the centre of the house and provide a dining and family area at the garden end of the kitchen. We are adding a downstairs wc to the study area which will become an informal library/study area.

4.0 SCALE

The scale of the alterations will not affect the neighbours as it is quite small and the rear extension is only half the size that it could be under permitted development. We have maintained the two steps down from the ground floor to the lower area to keep the roof height for the rear extension down. This lines up nicely with the eaves of the sloping roof to the rear outrigger side extension.

5.0 LANDSCAPING

As existing

6.0 APPEARANCE

Flat GRP roof with parapet upstand edge at adjoining neighbours property, side elevation to kitchen to have sloping roof with tiles to match existing and then at step down. My client likes the style of crittall windows and we have incorporated a set of wide French doors at the end of the kitchen in this style and then to keep the line of the rear outrigger we have emphasied this by a brick pier separating the full height glazing in the extended corner. There are no windows on the south facing wall of the extension apart from in the roof to prevent overlooking. We would like to to do the extension in brickwork with grey crittal style windows facing the garden.









Grey crittall windows and doors, flat rooflights, GRP roof with parapet on boundary.

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY

The materials used in the alterations will create an energy efficient ground floor extension.

8.0 SUMMARY

The extension will enhance and improve the current layout of the house and enjoyment of it by the occupants.