Claire Haigh
Associates Ltd

9 Kenton Road Hove East Sussex BN3 4PG

telephone: 01273 298217

e-mail: info@clairehaigharchitects.co.uk
website: www.clairehaigharchitects.co.uk

Ref. CH 777

7 September 2016

DESIGN AND ACCESS STATEMENT FOR 32 KINGSTON LANE SHOREHAM

TWO STOREY AND SINGLE STOREY REAR EXTENSION

1.0 USE

The property is a semi-detached house with a conservatory and an attached rear outbuilding. My client would like to remove the conservatory and the rear outbuilding and build a two storey and single storey rear extension. They have already spoken to the neighbours who intend to also build a rear extension.



Back of house

2.0 AMOUNT

The original house floor area will be increased by 36m2.

3.0 LAYOUT

The new layout will make the house more versatile by forming a utility room and downstairs wc and an open plan kitchen dining/family room. Upstairs there will be a new ensuite bedroom. The two storey element is away from the boundaries.

4.0 SCALE
The scale of the extension is subservient to the main house and at the back of the house. The width of the rear of the extension is not too deep and the two storey part is no closer than 2m to the boundary and is away from the nearest neighbours houses.

5.0 LANDSCAPING
With the removal of the outhouse more of the garden can be landscaped.

6.0 APPEARANCE
The existing house is rendered brickwork at ground floor with brickwork at first floor with a tiled roof and white upvc windows. The new extension will have aluminium sliding doors, a pitched roof to match the existing over the two storey element and a flat GRP roof with a contemporary roof light to the single storey part. The walls will be white rendered throughout the new extension.

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY
The new extension will be a warm well insulated addition to the house which will improve the layout by the introduction of a downstairs wc and an open plan layout which is more suitable for adaption to lifetime homes.

8.0 SUMMARY
The extension will enhance the house, and not detract from the street scene or the neighbours amenity.