***Design and Access Statement***

***13A SOUTHVIEW ROAD, SOUTHWICK***

April 2013



***Front elevation***

***Introduction:***

13A Southview road is an Edwardian Terraced house which has been converted into 2 flats. At ground floor there is a 1 bedroom flat and at 1st floor there is a 1 bedroom flat. The flats are in separate ownership. The roof space, which can only be accessed by the 1st floor flat, is used for storage.

The building is not listed nor is it located within a Conservation Area.

The roof has previously been re-roofed in concrete interlocking tiles.

Several of the neighbouring houses have had roof extensions which extend the full width of the rear elevation of the house. These roof extensions can be viewed from Cross Road Park to the west.

It is our understanding that flats do not have permitted development rights. If number 13A Southview Road was a single house, this form of development would have been permitted under Permitted Development Rights.

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***Amount of development:***

| | |
|---|---|
| Site area | 0.03Ha |

Gross internal area:
As existing

| | |
|---|---|
| First Floor: | 54m.sq |
| **TOTAL:** | **54m.sq** |

As proposed

| | |
|---|---|
| First Floor: | 54m.sq |
| 2nd Floor: | 20m.sq |
| **TOTAL:** | **74m.sq** |

***Layout & Scale:***

The layout of the new room is defined by the staircase located over the existing stair.

The scale of the building at the front elevation will not change.

At the rear the scale of the dormer window is comparable to neighbouring roof extensions already permitted within Southview Road.



***A recent neighbouring roof extension in Southview Road***

***Appearance and Materials:***

External materials have been chosen to match existing and are set out on the application drawing number 318/100

***Use:***
There is no change in use of the building which will remain residential.

***Access:***

In the construction of the new extension Part M of the building regulations (Access for Disabled people) will be complied with.



***Rear elevation***

***Appraisal of context:***

Roof extensions to terraced houses are commonplace within the Southwick Area. This form of extension would be Permitted Development if the application site was in a single ownership. 3 nieghbouring roofs have already accepted this form of development and therefore the principle of this form of development has already been established.

Design and Access Statement written by

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