Design and Access Statement for work to 69 Underdown Road, Southwick, Brighton, BN42 4HN

Introduction

This statement is submitted in support of the householder planning application by Ms Megan Bassford & Mr David Futter relating to the property at 69 Underdown Road in Southwick. Planning permission is sought for a first floor rear development, extending the property to provide space for relocating the family bathroom from the ground floor to the first floor.

Amount

The proposed extension will provide an additional usable floor area (GIA) of approximately 5 sq m.

Use & Layout

The property is a private dwelling comprising a kitchen / dining room, lounge, 3 bedrooms, 1 bathroom, and an ensuite.

The proposed extension will extend the property to provide space for relocating the family bathroom from the GF to the 1F, maintaining a three bedroom accommodation, and offering a larger kitchen / dining room on the GF, with improved garden access. The existing ensuite (which currently suffers from poor ventilation and drainage) will be removed to revert the master bedroom to its original layout.
This, plus further internal reorganisation will provide a more efficient house layout than that existing, and will provide the additional living space for Megan, David and their family within the property for many years to come.

Scale & Form

The modest scale and squared off form of the proposed extension is proportionate to the existing property, and the height, depth and roof pitch are kept to a minimum. It is considered that the extension has been designed to be respectful of neighbours' privacy, daylight and outlook, and as such will not cause harm to the current amenity enjoyed, nor cause any suffering by direct overlooking.

Appearance & Design Quality

The proposed design employs a duo pitched roof tiled to match the existing main roof of the house. Walls are finished externally in a render to match the host property. Through a sensitive choice of high quality building materials and careful detailing, it is anticipated the proposed development will be a well-designed and attractive addition to the existing building.

Sustainable Development

The extension will incorporate energy efficient measures comprising enhanced building u-values and glazing specifications, low energy internal lighting and heating, plus naturally derived and recyclable building materials where appropriate.

Landscaping

There is no significant re-landscaping proposed.

Access

There will be no change to the current access arrangements as a result of the proposals.