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DESIGN AND ACCESS STATEMENT
13 NEW BARN ROAD SHOREHAM

SINGLE STOREY REAR EXTENSION AND ROOF CONVERSION WITH FRONT AND REAR ROOF DORMER

1.0 USE

The existing property is a semi-detached house and the neighbours have both been recently extended. There are many other houses on the road which have approvals for front dormers. We propose to do a hip to gable roof conversion with a barn end and a small front dormer and large rear dormer as is common on the street. At the same time we will reduce the size of the garage do a full width rear extension 5m back. My client has lived in the property for a number of years and now with a growing family and young children is finding the space too small. This is a good solution to the problem offering the accommodation that they need. The existing house has a long garden and is in a convenient location for my clients to get the children to school and for their work so they do not want to move. They have already discussed the proposals with both their neighbours who they know well and who have no objections.



Front of house



Front with neighbour to right



Front with neighbour to left



Rear elevation showing neighbours

2.0 AMOUNT

The new extension will be 27.5m2 downstairs and 40m2 upstairs.

3.0 LAYOUT
The new layout will provide a larger family kitchen room and separate utility room downstairs and two bedrooms upstairs. One of the bedrooms downstairs will become smaller.

4.0 SCALE
The scale of the extension is in keeping with other extended houses on the road and the size of the plot.

5.0 LANDSCAPING
There will be a patio outside the family room and the rest of the garden will be lawn and shrubs as it is now.

6.0 APPEARANCE
The existing house has white rendered walls with a brick base and a tiled roof and the rear extension will have an edpm roof and fascia. The new bifold doors will be grey and the windows will be dark grey aluminium.




Full width glazed doors with aluminium edge to roof

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY
The family room will allow better views of the garden and a more harmonious enjoyment of light and space. The materials used to build the new extension will create an energy efficient new addition to the house.

8.0 SUMMARY
The extension will enhance and improve the current layout of the house and increase the floor area which this family really needs.