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Design and Access Statement

Ref: 183 Brighton Road, Lancing BN15 8JB

Introduction

The works include the complete refurbishment of a run down detached house located on Brighton Road, Lancing. The works include;

Ground Floor

- Changing the position of the front door from the side passage way to the front. The garage will be converted into the main entrance with new front door and entrance hallway with plenty of storage. The house benefits from a front driveway area so parking for 2 cars on site is still available.
- The front living room is extended slightly, in line with the garage. The roof already overhangs a void here so this is a very small change to the front elevation. The roof over will be re-tiled and the small hipped ends will go.
- The external extension will be refurbished. The perspex roof will be removed and a warm flat roof will be added with a rooflight. This will improve the insulation to the existing rear extension. The side walls of the extension will be raised slightly to allow for the additional height/thickness of the warm roof.
- An additional pair of sliding doors will be added to replace the 2no. windows to the rear of the extension.
- The staircase changes direction to allow for a better flow of the ground floor.

First Floor

- The bathroom is moved to the rear small bedroom to allow for the staircase to continue up to the loft and to allow access into the 4 rooms off the hallway. The bathroom becomes a good size allowing for a large family bathroom. 3 bedrooms remain at first floor. The side bathroom window will be blocked up.

Loft/Second Floor.

- A separate Lawful Development Certificate application has been submitted showing the roof converted under permitted development. Under permitted development, the rear hip to gable extension is allowed and the 2no. side dormers. To maximise the potential of the house, to create a family dwellinghouse, a front hip to gable extension is also proposed to allow for a master bedroom at the front of the house. This room will benefit from sea views to the south. The accommodation is well proportioned for this site and development.
- The side windows will have obscure glazing and the opening part will be 1.7m above finished floor level.
- The side dormers are set back from the rear and front elevations and set back from the eaves, minimizing the appearance from the street front.

Use of Materials

The property is not in a conservation area. External materials for the refurbishment will include light grey composite cladding at first floor and to the gable ends and to the dormers. The ground floor will remain rendered and painted off white. The windows will all be replaced with uPVC double glazed grey framed windows. The fascias and soffits will be grey, matching the windows. The roof tiles will be replaced with grey slates.

This will create a modern, contemporary appearance, in keeping with many houses in the area that have been refurbished in a similar style. There are examples of side dormers, composite cladding, front balconies and Juliet balconies, grey and black windows in close proximity to the site.

The house types are varied with a mixture of sizes and styles. There is a mixture of roof forms and heights.

Massing

The additional massing of the roof will have little effect on the neighbours. As above, the main roof additions can be carried out under permitted development. The difference is the front hip to gable extension and the slight enlargement of the side dormers. The front extension has no effect on the neighbours. There is no increased overlooking. The front Juliet Balcony looks on to Brighton Road.

Access

The property is detached with a large front driveway. The side passageway remains for access into the garden. Access to the house is improved with the new front door and wide entrance hallway.

Conclusions

In light of the above we believe planning approval should be granted. The proposals provide a contemporary renovation to an existing house, improving the thermal properties of the roof, floors and windows. The living accommodation is increased in area allowing the house to grow with the family to meet their needs.

Photos



Front view

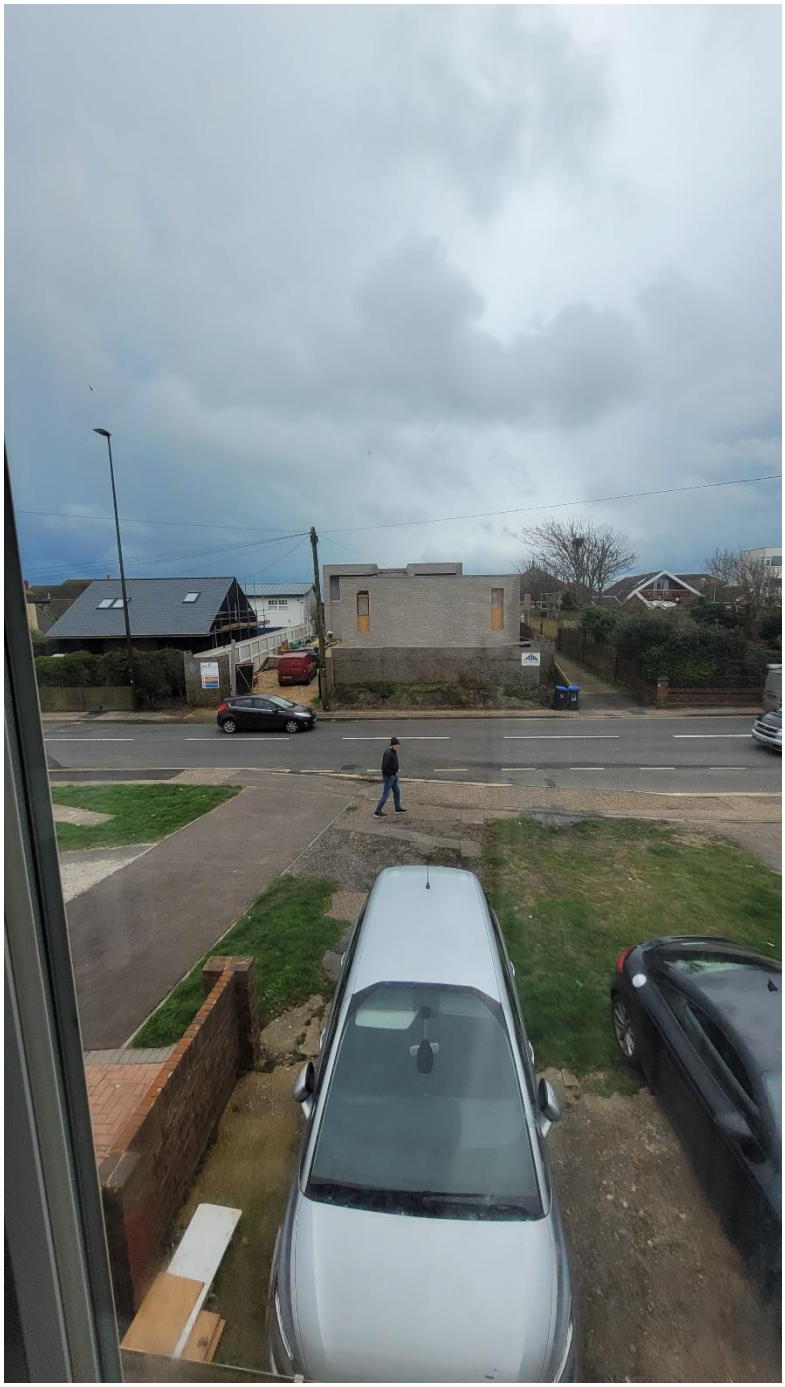




Rear View



View out from rear bedroom



View from first floor front bedroom

Material/Style Precedent Images







