owen **powell** ltd architects

82 Gloucester Road Brighton BN1 4AP
Tel 01273 69 66 55
e-mail: op@owen-powell.com

Dec 2022

Our ref: 2220 **DOC 1**

INTERNAL ALTERATIONS AND RECONFIGURATION OF EXISTING REAR EXTENSION

76 Downside, Shoreham by Sea, BN43 6HE

Design and Access Statement

1 Context and Description

No 76 Downside is a fairly spacious post war semi-detached bungalow, with a converted loft space and a rear conservatory extension.

It is within an area of similar residential developments and these houses have large garden and distant but expansive sea views.

It is not uncommon for these houses to have both a converted loft with dormers, and also rear extensions – this is their case with the shared neighbour.



2 Use and Proposal

It is intended to open up the rear living space of this single family dwelling, improve the linking of the rooms, and also attend to the sustainability of the house, with its existing conservatory with polycarbonate roof, and allow it form part of a heated, and therefore fully habitable, building envelope.

There will be no increase in floor area – the replanning of the ground floor will create the feeling of a more spacious and usable house.

3. Amount

There will be no area increase, but the height of the walls to the rear extension will be raised from 2.5m to 2.9m.

4. Access

There will be no alteration to the pedestrian or vehicular access to the house.
Internal access will be improved by the removal of patio door thresholds to the existing conservatory.

5. Scale

There will be no real alteration to the scale of the house and the rear extension will remain subservient t the main roof of the bungalow.

6. Layout

The layouts of the rooms also generally remain as existing, with minor alterations to improve the spaces.



View from first floor to existing extension to the left, existing polycarbonate roof, and garages and large garden beyond

7. Landscaping	As the existing ground floor footprint is not being altered in any way there is no impact on the garden, which has mature planting and commensurate paving and seating areas.
8. Appearance	The external materials of the extension will exactly match the existing, with a stock facing brick.

Rear views showing exg conservatory, and neighbours

