ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM 0781/13
DATE VALID 27 JUN 2013

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Ref. CH 549

26 June 2013

DESIGN & ACCESS STATEMENT –
14 CROFT AVENUE SOUTHWICK

REMOVAL OF CONSERVATORY AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION

1.0 USE

The existing house is a semi-detached 1930's property. There is a driveway to one side of the house leading to a garage in the rear garden and an existing conservatory which gets too hot in the summer and too cold in the winter. My client would like to replace this with a rear extension which will enable them to create an open plan family kitchen. The adjoining neighbours also have a small rear extension and my client has discussed the project with them.



Front of house



Rear of property

2.0 AMOUNT

The existing house is 168m2 and the extended house will be 179m2.

3.0 LAYOUT

The new layout will allow the house to have a family living room/kitchen room opening on to the garden, and separate utility room. The inefficient conservatory will be gone.

4.0 SCALE

The scale of the proposed extension is at the back of the house and is a small increase of the overall house volume. It is east of the neighbouring property and does not cross the 45 degree line of the neighbours nearest window. The extension will not stick out as far as the existing conservatory.

5.0 LANDSCAPING

The garden will remain as lawn, shrubs and swimming pool and the existing patio slabs will be reused to make up the hole where the conservatory is removed.

6.0 APPEARANCE

The extension will be built in brickwork with roof tiles to match existing. The rear doors will be white painted aluminium and the windows white upvc.

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY

The house will become more accessible as a 'lifetime home' by making it more open plan and adaptable for a family to live in. The rear extension will add a warm energy efficient envelope to the back of the house.

8.0 SUMMARY

The proposed extension will allow the enlargement of the back of the house with a design which enhances the property and has a minimal impact on the neighbours.